

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
 S/S Weymouth Road, 140 ft. W \* ZONING COMMISSIONER  
 of c/l Rosebud Court \* OF BALTIMORE COUNTY  
 6504 Weymouth Road \* Case No. 96-123-A  
 9th Election District \*  
 4th Councilmanic District \*  
 John L. Allen, et al \*  
 Petitioners \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 6504 Weymouth Road in the Charlesbrooke subdivision of Baltimore County. The Petition is filed by John L. Allen and Tommye N. Allen, property owners. Variance relief is requested from Section 1B02.3 of the Baltimore County Zoning Regulations (BCZR) to permit a rear yard setback of 18.8 ft. in lieu of the required 30 ft. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

This case was originally filed as an administrative variance pursuant to Section 26-127 of the Baltimore County Code. Therein, authority is provided to this Zoning Commissioner to grant variance relief without the necessity of a public hearing. However, a hearing was scheduled on this matter when an objection to the proposed variance relief was received from Mr. Donald L. Stegner, a nearby property owner. Thus, a public hearing was scheduled and convened.

Appearing at the public hearing held for this case was John L. Allen, property owner. Also appearing in support of the hearing was Tony Machowski and Charles Mooneyhan. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is .19

ORDER RECEIVED FOR FILING  
 Date 12/7/95  
 By M. Doan

11/20/95

acres in area zoned D.R.3.5. The property is improved with a two story brick and aluminum sided single family dwelling. The Petitioner, John L Allen, resides therein with his wife and family. The Petitioners have owned the property for approximately 12 years. The Petitioners propose adding an addition to the rear of the house. The addition will be 18-1/2 ft. by 22 ft. in dimension. It will be located atop an area which is presently used as a patio. The Petitioner testified that the addition is added to provide more interior living space. The Petitioner's wife suffers from asthma, which can be aggravated by going up and down stairs. The addition will allow for a first floor bedroom to assist Mrs. Allen's health concerns. A letter from her physician attesting to her condition and supporting the requested variance was submitted as Petitioners' Exhibit No. 2.

Photographs of the property submitted show a well maintained, attractive single family dwelling. There is also a significant amount of trees and landscaping in the rear yard. It is clear that the addition will not be visible from surrounding properties.


Based on the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. I am satisfied that the Petitioners have met the burden set forth in Section 307 of the BCZR. The Petitioners have established that a practical difficulty would be sustained if variance relief were denied. Moreover, it is clear that the required variance relief is consistent with the BCZR and will not be detrimental to surrounding properties.

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

COPIES RECEIVED FOR FILING  
Date 12/1/79  
By Dr. G. A. ...

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7<sup>th</sup> day of December, 1995 that a variance from Section 1B02.3 of the Baltimore County Zoning Regulations (BCZR) to permit a rear yard setback of 18.8 ft., in lieu of the required 30 ft., be and is hereby GRANTED subject, however, to the following restriction:

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 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

ORDER RECEIVED FOR FILING  
Date 12/7/95  
BY M. Good

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

December 5, 1995

Mr. and Mrs. John L. Allen  
6504 Weymouth Road  
Baltimore, Maryland 21212

RE: Case No. 96-123-A  
Petition for Zoning Variance  
Property: 6504 Weymouth Road

Dear Mr. and Mrs. Allen:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restriction.

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 cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
att.

cc: Mr. Donald L. Stegner  
125 Charlesbrooke Road  
Baltimore, Maryland 21212

10/05/95





# Petition for Administrative Variance

96-123-A

## to the Zoning Commissioner of Baltimore County

for the property located at X 6504 Weymouth Rd 21212

which is presently zoned XOR 3.5

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)

✓ 1302.3 (1301.2.C.4, 1970) to permit an 18.8' rear yard 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) My wife is a severe asthmatic who takes daily medication to control symptoms; when this fails she's often hospitalized. In addition, she has had cancer surgery, and also has back trouble. Stairs are becoming increasingly difficult for her; by adding a room to our house, she would be able to have a much-needed first-floor bedroom.

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.

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:

Legal Owner(s):

\_\_\_\_\_  
(Type or Print Name)

John L. Allen  
(Type or Print Name)

\_\_\_\_\_  
Signature

John L. Allen  
Signature

\_\_\_\_\_  
Address

Tommye N. Allen  
(Type or Print Name)

\_\_\_\_\_  
City State Zipcode

Tommye N. Allen  
Signature

Attorney for Petitioner:

6504 Weymouth Rd. 377-7204  
Address Phone No.

\_\_\_\_\_  
(Type or Print Name)

Baltimore, MD. 21212  
City State Zipcode  
Name, Address and phone number of representative to be contacted, if .

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address Phone No.

\_\_\_\_\_  
Name

\_\_\_\_\_  
City State Zipcode

\_\_\_\_\_  
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.

FILED

Zoning Commissioner of Baltimore County

REVIEWED BY: MDK DATE: 9/27/95

Printed with Soybean Ink on Recycled Paper

ITEM #: 138

ESTIMATED POSTING DATE: 10/8/95

# 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 6504 Weymouth Rd.  
address  
Baltimore, MD. 21212  
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)

see reverse 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.

John L. Allen  
(signature)  
John L. Allen  
(type or print name)



Tommye N. Allen  
(signature)  
Tommye N. Allen  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:  
I HEREBY CERTIFY, this 19<sup>th</sup> day of September, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared  
John L. & Tommye N. Allen

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.  
9/19/95  
date

Joseph Liberman  
NOTARY PUBLIC

My Commission Expires: 9/1/97

# 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 6504 Weymouth Road  
(address)

Beginning at a point on the South side of  
(north, south, east or west)  
Weymouth Road which is forty  
name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 140 feet west of the  
(number of feet) (north, south, east or west)  
centerline of the nearest improved intersecting street Rosebud Ct.  
(name of street)

which is forty wide. \*Being Lot # 24  
(number of feet of right-of-way width)

Block     , Section # 1 in the subdivision of Charlesbrook at Pinchurst  
(name of subdivision)

as recorded in Baltimore County Plat Book # 38, Folio # 14

containing .19 acres. Also known as 6504 Weymouth Road  
(square feet or acres) (property address)

and located in the 9 Election District, 4 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.

#138

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Towson, Maryland

96-123-A

District 9th

Date of Posting 10/6/95

Posted for: Variance

Petitioner: John & Terrence Allen

Location of property: 6504 Weymouth Pl

Location of Sign: Facing road on property being zoned

Remarks: \_\_\_\_\_

Posted by [Signature]  
Signature

Date of return: 10/13/95

Number of Signs: 1





96-133-A

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Townson, Maryland

District 96 Date of Posting 11/3/95

Posted for: Veriano

Petitioner: John + Tammy Allen

Location of property: 6504 Weymouth Rd.

Location of Signs: Facing roadway on property being zoned

Remarks: \_\_\_\_\_

Posted by [Signature] Date of return: 11/10/95  
Signature

Number of Signs: 1



# CERTIFICATE OF PUBLICATION

TOWSON, MD., 11/3, 1995

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 11/2, 1995.

**THE JEFFERSONIAN,**

*A. Henrichson*

**LEGAL AD. - TOWSON**

## 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: #95-123-A  
(Item 138)  
6504 Weymouth Road  
SS Weymouth Road, 140' W

of or Plots and Court  
9th Election District  
4th Councilmanic

Legal Owner(s):  
John L. Allen and Tommye N. Allen

Hearing: Wednesday, November 22, 1995 at 11:00 a.m. in Rm. 118, Old Courthouse.

Variance: to permit an 18.8 foot rear yard in lieu of 30 feet.  
LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.  
(2) or information concerning the File and/or Hearing, Please Call 887-3391.

c1439911/065 Nov. 2

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

NO.

000000

DATE 9/27/95 ACCOUNT 01-615

Item: 138

By: MDIC

96-123-A

AMOUNT \$ 135.00

RECEIVED FROM: Allen Advertising, Inc. - 6504 Weymouth Rd

010 - Res variance 50.00

030 - RS SP Henry 50.00

080 - 1 sign post 35.00 \$135.00

FOR:

DIANE M. MITCHELL  
SP 00104 034009-27-95 \$135.00

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 6, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-123-A (Item 138)  
6504 Weymouth Road  
S/S Weymouth Road, 140' W of c/l Rosebud Court  
9th Election District - 4th Councilmanic

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

- 1) Your property will be posted on or before October 8, 1995. The closing date (October 23, 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.

Arnold Jablon  
Director

cc: John and Tommy Allen

MICROFILMED





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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

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

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

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

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 138 Petitioner: John L. Allen

Location: 6504 Weymouth Rd, Baltimore, MD 21212

PLEASE FORWARD ADVERTISING BILL TO:

NAME: John L. Allen

ADDRESS: 6504 Weymouth Rd  
Baltimore, MD 21212

PHONE NUMBER: 410 377-7204

ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

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: 96-123-A (Item 138)  
6504 Weymouth Road  
S/S Weymouth Road, 140' W of c/l Rosebud Court  
9th Election District - 4th Councilmanic  
Legal Owner: John L. Allen and Tommie N. Allen

Variance to permit an 18.8 foot rear yard in lieu of 30 feet.

HEARING: WEDNESDAY, NOVEMBER 22, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: John and Tommie Allen  
Donald L. Stegner

- 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.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 16, 1995

Mr. and Mrs. John L. Allen  
6504 Weymouth Road  
Baltimore, MD 21212

RE: Item No.: 138  
Case No.: 96-123-A  
Petitioner: J. L. Allen, et ux

Dear Mr. and Mrs. Allen:

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 September 27, 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,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

APPROVED



Baltimore County Government  
Fire Department



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

(410) 887-4500

DATE: 10/11/95

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 OCT. 10, 1995.

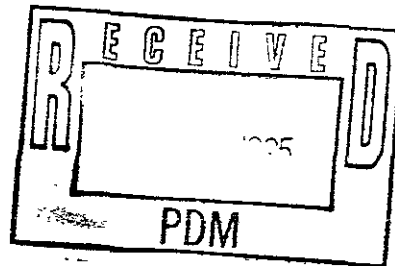
Item No.: SEE BELOW

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: 135, 136, 137, 138, 139,  
140, 141, 142 AND 144. 6



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

cc: File





BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: October 4, 1995

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

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

Item Nos. 123, 124, 125, 126, 131, 136, 137, 138, 140, 142, 143, and 144.

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:

Caryl Kerns

PK/JL



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

10-10-95

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 138 (MJK)

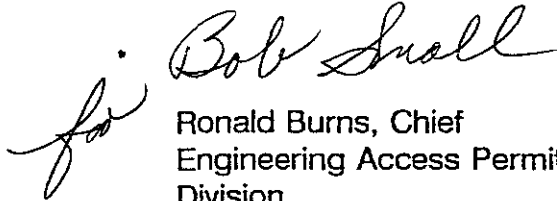
Dear Ms. Watson:

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 affected by any State Highway Administration projects.

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

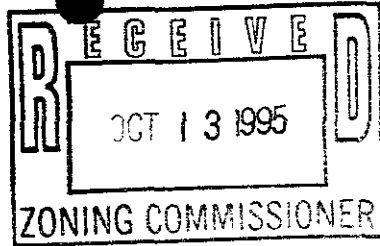
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



10/16/95  
8  
TO FS

5040-95

125 Charlesbrooke Road  
Baltimore, Maryland 21212  
October 10, 1995

Zoning Commissioner of Baltimore County  
400 Washington Avenue  
Towson, Maryland 21204

Re: Case #96-123A

Gentlemen:

It is requested that a public hearing be held in the above referenced case. The public notice posted at 6504 Weymouth Road states that a variance has been requested to reduce the rear setback from the existing lot lines. This is unnecessary and not desirable in a fine residential community such as *Charlesbrooke*.

I thank you for your attention to this request.

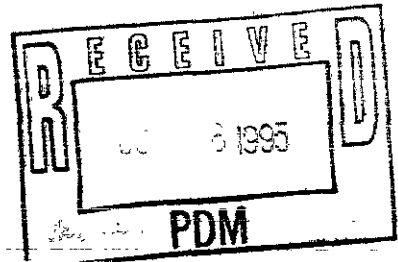
Yours very truly,

*Donald L. Stegner*  
Donald L. Stegner

*Gwen* 10/16/95

*Please set this case  
on for hearing!*

*Admin Variance*  
10/23/95  
*Larry Schmidt*  
pmm



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

John L. Allen  
TONY MACHOWSKI  
Charles Mooneyhan

6504 Weymouth Rd 21212  
PO 91, STEVENSON, MD 21153  
1416 W. Mt. Royal Ave 21217



# Plat to accompany Petition for Zoning Variance Special Hearing

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

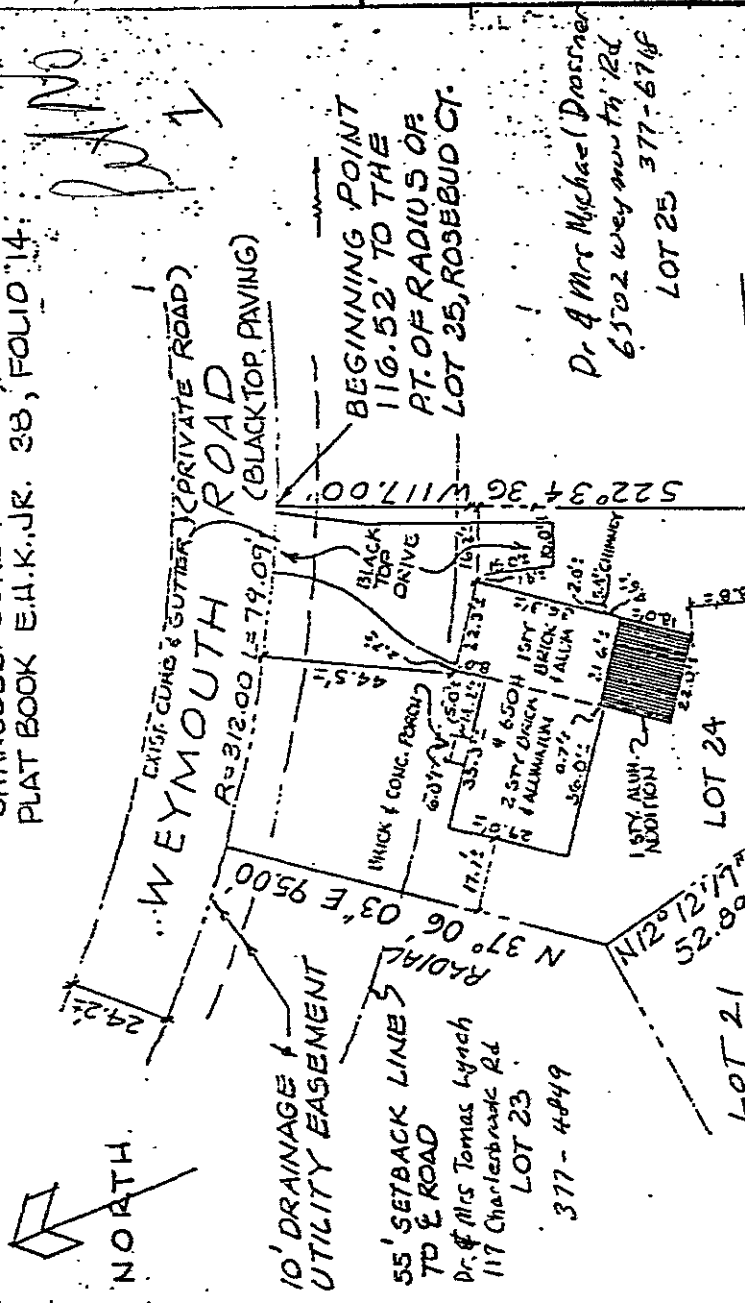
**96-123-A**

PROPERTY ADDRESS: 6504 Weymouth Road

Subdivision name: Charlesbrook at Pinehurst  
 plat book # 38, folio # 14, lot # 24, section # 1

OWNER: John & Tommie Allen

116504 WEYMOUTH ROAD, BALTIMORE CO., MD.  
 LOT 24, PLAT 2, SECTION 1 OF  
 "CHARLESBROOK AT PINEHURST"  
 PLAT BOOK E.H.K.JR. 38, FOLIO 14.



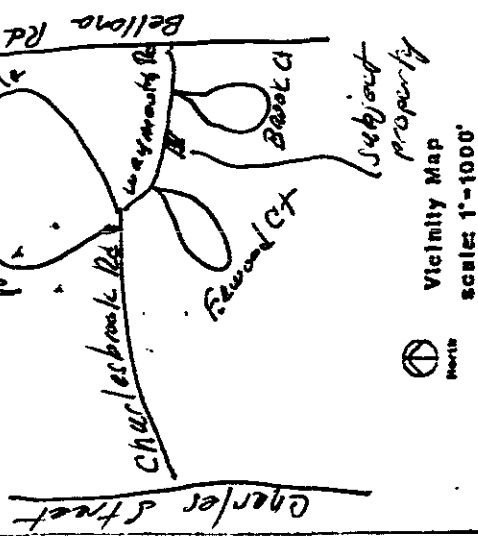
**11" - 30'-0" PLOT PLAN**

Lot 26  
 Craig & Mary Jo Drumbover  
 H Brook Court  
 377-4584

Michael & Peggy Bobwin  
 3 Ferwood Court  
 377-2640

North  
 date: 9/25/95  
 prepared by: JLA

Scale of Drawing: 1" = 40'



## LOCATION INFORMATION

Election District: 94  
 Councilmanic District: 4  
 1"-200' scale map #: NW 18 A  
 Zoning: DR 3.5  
 Lot size: .19 acreage 8,400 square feet

Public  Private   
 Sewer:  Water:   
 Chesapeake Bay Critical Area:   
 Prior Zoning Hearings: N/A

## Zoning Office USE ONLY

reviewed by: JLA ITEM #: 138 CASE #:

RAYMOND A. NZE, M.D., P.A., M.P.H.

YORK AT TERRACE DALE  
7801 YORK ROAD, SUITE 300  
TOWSON, MD 21204  
TELEPHONE: (410) 494-0131

*Let Noz*

November 21, 1995

To Whom It May Concern:

RE: TOMMYE ALLEN

Mrs. Allen has a long history of asthma. She has frequent exacerbations, symptoms aggravated by going up and down stairs. A first floor bedroom is highly recommended.

Please feel free to contact me if further information is needed.

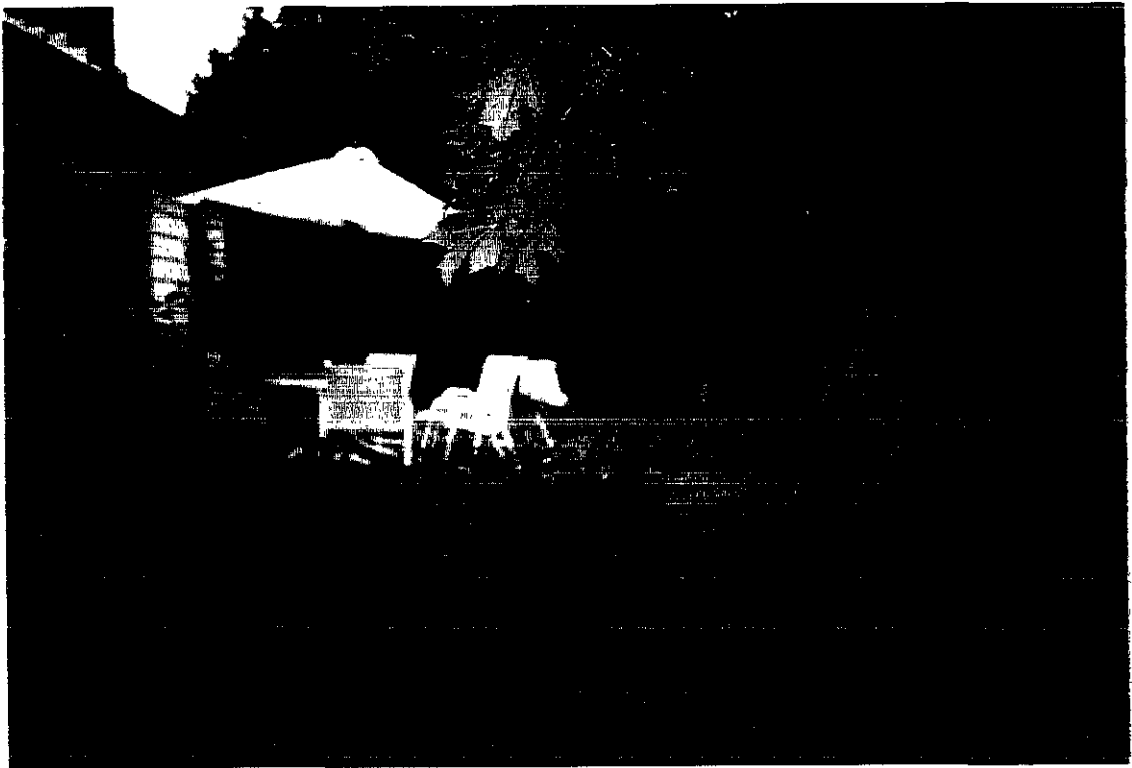
Sincerely,



Raymond A. Nze, M.D., P.A., M.P.H.

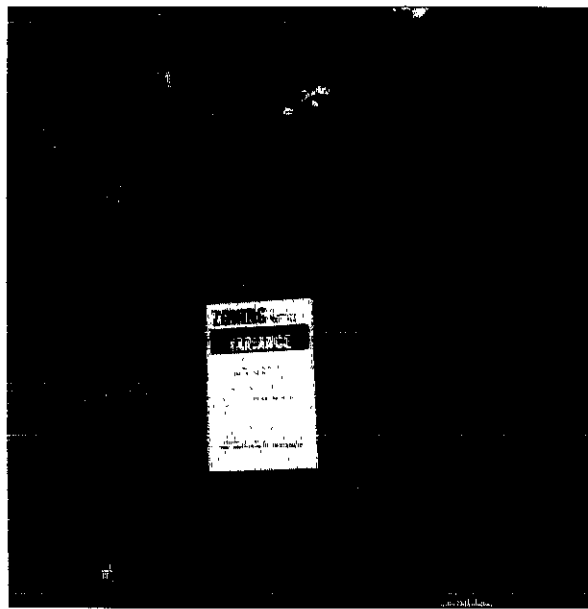
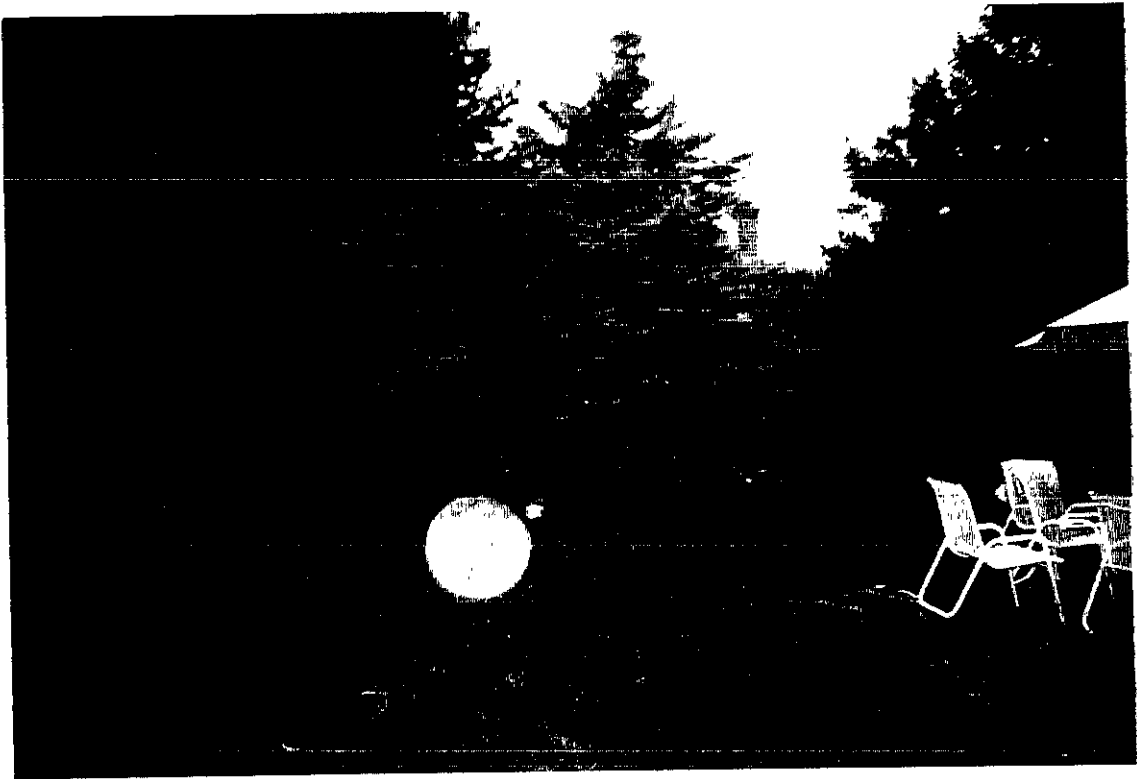
RAN/jav

RAYMOND A. NZE, M.D., P.A., M.P.H.  
YORK AT TERRACE DALE  
7801 YORK ROAD  
TOWSON, MD 21204







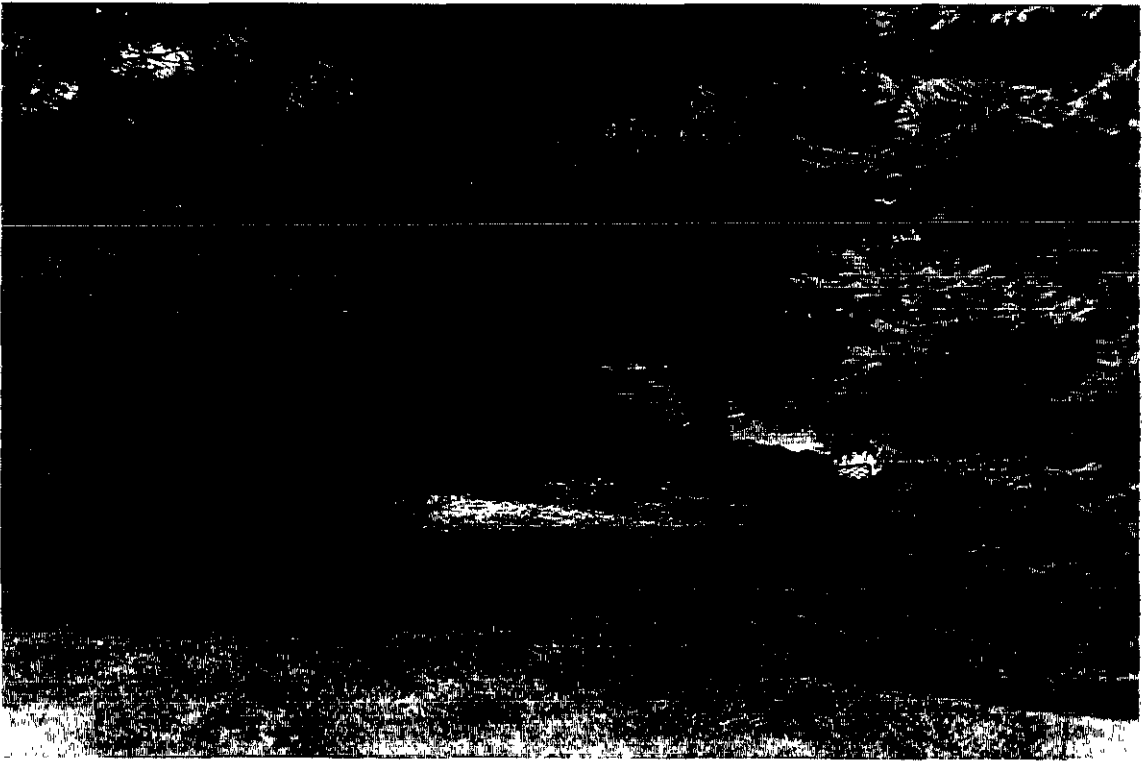




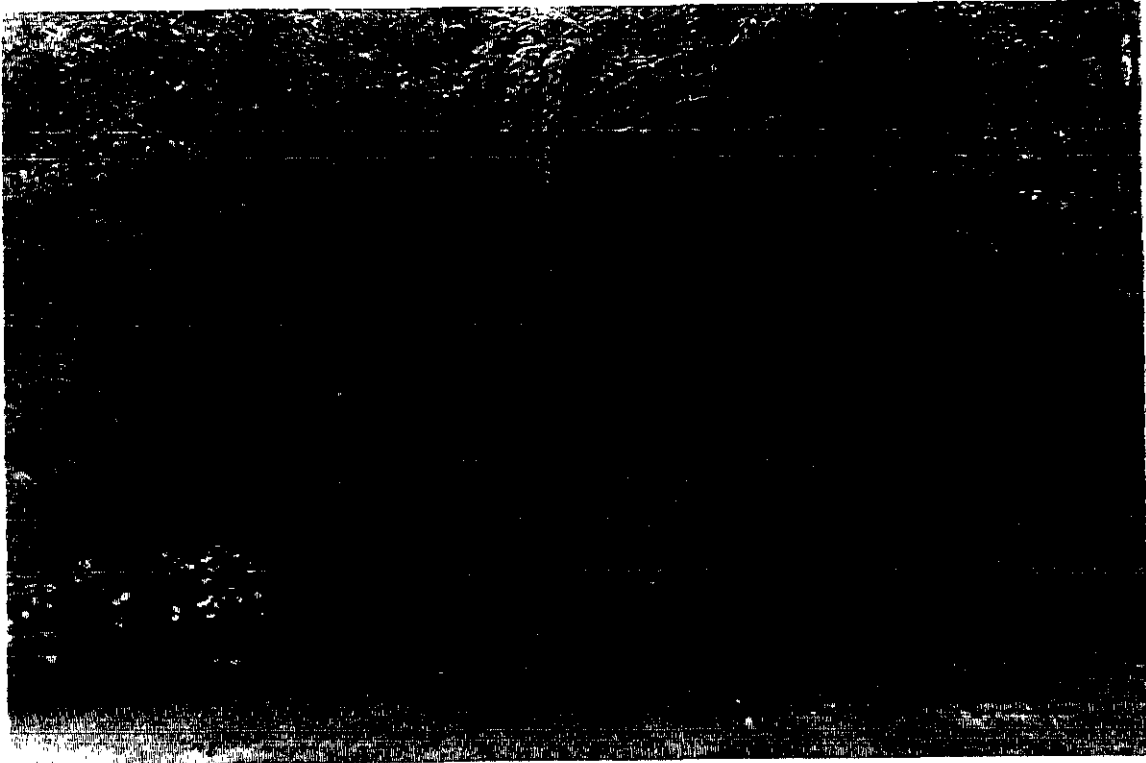
lot 23



lot 21



lot 26



lot 25

96-123-A



lot 25.



IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
5/5 Weymouth Road, 140 ft. W \* ZONING COMMISSIONER  
of c/l Rosebud Court \*  
6504 Weymouth Road \*  
9th Election District \* OF BALTIMORE COUNTY  
John L. Allen, et al \*  
John L. Allen, et al \* Case No. 96-123-A  
Petitioners \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 6504 Weymouth Road in the Charlesbrooke subdivision of Baltimore County. The Petition is filed by John L. Allen and Tommy N. Allen, owners. Variance relief is requested from Section 1802.3 of the Baltimore County Zoning Regulations (BCZR) to permit a rear yard setback of 18.8 ft. in lieu of the required 30 ft. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

This case was originally filed as an administrative variance pursuant to Section 26-127 of the Baltimore County Code. Therein, authority is provided to this Zoning Commissioner to grant variance relief without the necessity of a public hearing. However, a hearing was scheduled on this matter when an objection to the proposed variance relief was received from Mr. Donald L. Stegner, a nearby property owner. Thus, a public hearing was scheduled and convened.

Appearing at the public hearing held for this case was John L. Allen, property owner. Also appearing in support of the hearing was Tony Nachowski and Charles Mooneyhan. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is .19

acres in area zoned D.R.3.5. The property is improved with a two story brick and aluminum sided single family dwelling. The Petitioner, John L. Allen, resides therein with his wife and family. The Petitioners have owned the property for approximately 12 years. The Petitioners propose adding an addition to the rear of the house. The addition will be 18-1/2 ft. by 22 ft. in dimension. It will be located atop an area which is presently used as a patio. The Petitioner testified that the addition is added to provide more interior living space. The Petitioner's wife suffers from asthma, which can be aggravated by going up and down stairs. The addition will allow for a first floor bedroom to assist Mrs. Allen's health concerns. A letter from her physician attesting to her condition and supporting the requested variance was submitted as Petitioners' Exhibit No. 2.

Photographs of the property submitted show a well maintained, attractive single family dwelling. There is also a significant amount of trees and landscaping in the rear yard. It is clear that the addition will not be visible from surrounding properties.

Based on the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. I am satisfied that the Petitioners have met the burden set forth in Section 307 of the BCZR. The Petitioners have established that a practical difficulty would be sustained if variance relief were denied. Moreover, it is clear that the required variance relief is consistent with the BCZR and will not be detrimental to surrounding properties.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of December, 1995 that a variance from Section 1802.3 of the Baltimore County Zoning Regulations (BCZR) to permit a rear yard setback of 18.8 ft., in lieu of the required 30 ft., be and is hereby GRANTED subject, however, to the following restriction:

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 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/mnn

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

December 5, 1995

(410) 887-4386

Mr. and Mrs. John L. Allen  
6504 Weymouth Road  
Baltimore, Maryland 21212

RE: Case No. 96-123-A  
Petition for Zoning Variance  
Property: 6504 Weymouth Road

Dear Mr. and Mrs. Allen:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restriction.

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:mnn  
att.  
cc: Mr. Donald L. Stegner  
125 Charlesbrooke Road  
Baltimore, Maryland 21212

ORDER RECEIVED FOR FILING  
Date 12/14/95  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 12/14/95  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 12/14/95  
By [Signature]

-2-

-3-

Petition for Administrative Variance  
96-123-A  
to the Zoning Commissioner of Baltimore County  
for the property located at 6504 Weymouth Rd 21212  
which is presently zoned ROR 3.5

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) 1802.3 (1802.3 & 1804.1) of the Baltimore County Zoning Regulations to permit a rear yard setback in lieu of 30 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) My wife is a severe asthmatic who takes daily medication to control symptoms; when this fails she's often hospitalized. In addition, she has had cancer surgery, and also has back trouble. Stairs are becoming increasingly difficult for her; by adding a room to our house, she would be able to have a much-needed first-floor bedroom.

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expense 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.

We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of the Petition.  
Legal Owner(s):  
John L. Allen  
Tommy N. Allen  
Tommy N. Allen  
Address: 6504 Weymouth Rd, Baltimore, MD, 21212  
City: Baltimore, State: MD, Zipcode: 21212

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 gives 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 6504 Weymouth Rd, Baltimore, MD, 21212

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: (state hardship or practical difficulty)  
see reverse 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.

John L. Allen  
Tommy N. Allen  
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:  
I HEREBY CERTIFY, this 19th day of September, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared John L. & Tommy N. ALLEN

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/his knowledge and belief.  
AS WITNESS my hand and Notarial Seal.  
9/19/95  
My Commission Expires: 9/19/97

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 6504 Weymouth Road (address)

Beginning at a point on the South side of Weymouth Road which is 140 feet wide at the distance of 140 feet (number of feet of right-of-way width) centerline of the nearest improved intersecting street Rosebud Ct (name of street) which is 24 feet wide. (number of feet of right-of-way width) Block Section # 1 in the subdivision of Clarkland of Pines (name of subdivision) as recorded in Baltimore County Plat Book # 38, Folio # 14 containing 0.19 acres. Also known as 6504 Weymouth Road (square feet or acres) (property address) and located in the 9 Election District, 4 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.67° 12' 13" E. 321.1 ft., S.18° 27' 03" E. 87.2 ft., S.82° 49' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

#138

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Townson, Maryland

District: 9th Date of Posting: 12/14/95  
Posted for: Variance  
Petitioner: John L. Allen  
Location of property: 6504 Weymouth Rd  
Location of Sign: Party's driveway on property being posted  
Remarks:  
Posted by: [Signature] Date of return: 12/15/95  
Number of Signs: 1

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Townson, Maryland

District: 9th Date of Posting: 11/15/95  
Posted for: Variance  
Petitioner: John L. Allen  
Location of property: 6504 Weymouth Rd  
Location of Sign: Party's driveway on property being posted  
Remarks:  
Posted by: [Signature] Date of return: 11/15/95  
Number of Signs: 1



CERTIFICATE OF PUBLICATION

TOWSON, MD. 11/2, 1995

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 11/2, 1995.

THE JEFFERSONIAN, A. Henriksen, LEGAL AD. - TOWSON

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 105 of the County Office Building, 111 West Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows: Case #95-123-A Item 138 6504 Weymouth Road, 140' W of c/l Rosebud Court, 9th Election District - 4th Councilmanic Legal Owner: John L. Allen and Tomsye N. Allen Hearing Wednesday, November 22, 1995 at 11:00 a.m. in Room 118, Old Courthouse. Variance to permit an 18.8 foot rear yard in lieu of 30 feet. For information concerning the file and/or hearing, please call 887-3391.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE 9/27/95 ACCOUNT 01-615 007845 Item: 138 By: MKX 90-123-A AMOUNT \$ 135.00 RECEIVED Allen Advertising, Inc. - 6504 Weymouth Rd. FROM: 010- Res variance - \$ 50.00 030- Res Sp Heavy - \$ 35.00 020- Sign post - \$ 35.00 \$ 135.00 FOR: 01A01H0114M1CHRC \$135.00 BA 0010:06AM09-27-95 VALIDATION OR SIGNATURE OF CASHIER



Baltimore County Department of Permits and Development Management Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

October 6, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Case NUMBER: 96-123-A (Item 138) 6504 Weymouth Road 3/8 Weymouth Road, 140' W of c/l Rosebud Court 9th Election District - 4th 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 referee regarding the administrative process.

- 1) Your property will be posted on or before October 8, 1995. The closing date (October 23, 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.

Arnold Jablon Director

cc: John and Tomsye Allen



Baltimore County Department of Permits and Development Management

Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

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.: 138 Petitioner: John L. Allen

Location: 6504 Weymouth Rd, Baltimore, MD 21212

PLEASE FORWARD ADVERTISING BILL TO:

Name: John L. Allen

Address: 6504 Weymouth Rd Baltimore, MD 21212

Phone Number: 410 377-7204



Baltimore County Department of Permits and Development Management

Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

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 105 of the County Office Building, 111 West Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case NUMBER: 96-123-A (Item 138) 6504 Weymouth Road 3/8 Weymouth Road, 140' W of c/l Rosebud Court 9th Election District - 4th Councilmanic Legal Owner: John L. Allen and Tomsye N. Allen

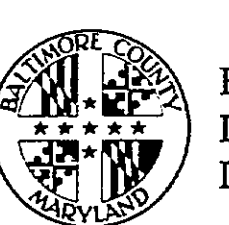
Variance to permit an 18.8 foot rear yard in lieu of 30 feet.

HEARING: WEDNESDAY, NOVEMBER 22, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon Director

cc: John and Tomsye Allen Donald L. Steger

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.



Baltimore County Department of Permits and Development Management

Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

October 16, 1995

Mr. and Mrs. John L. Allen 6504 Weymouth Road Baltimore, MD 21212

RE: Item No.: 138 Case No.: 96-123-A Petitioner: J. L. Allen, et ux

Dear Mr. and Mrs. Allen:

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 September 27, 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, W. Carl Richards, Jr. Zoning Supervisor

WCR/jw Attachment(s)

Baltimore County Government Fire Department



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

(410) 887-4500

DATE: 10/11/95

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

RE: Property Owner: SEE BELOW

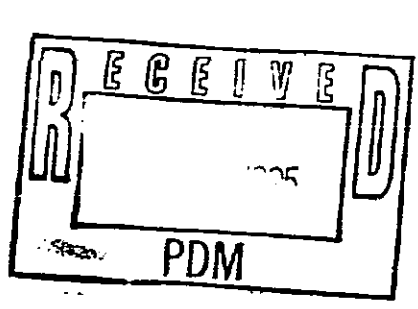
LOCATION: DISTRIBUTION MEETING OF OCT. 10, 1995.

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.

- B. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 135, 136, 137, 138, 139, 140, 141, 142 AND 144.



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

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Permits and Development Management DATE: October 4, 1995

FROM: Pat Keller, Director Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

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

Item Nos. 123, 124, 125, 126, 131, 136, 137, 138, 140, 142, 143, and 144.

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: Carl Kerma

PK/JL



Maryland Department of Transportation State Highway Administration

David L. Winstead Secretary Hal Kassoff Administrator

10-10-95

Ms. Joyce Watson Baltimore County Office of Permits and Development Management County Office Building, Room 109 Towson, Maryland 21204

RE: Baltimore County Item No. 138 (MJK)

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 affected by any State Highway Administration projects.

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/es

My telephone number is Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll Free Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717 Street Address: 707 North Calvert Street • Baltimore, Maryland 21202





125 Charlesbrooke Road  
Baltimore, Maryland 21212  
October 10, 1995

Zoning Commissioner of Baltimore County  
400 Washington Avenue  
Towson, Maryland 21204

Re: Case #96-123A

Gentlemen:

It is requested that a public hearing be held in the above referenced case. The public notice posted at 6504 Weymouth Road states that a variance has been requested to reduce the rear setback from the existing lot lines. This is unnecessary and not desirable in a fine residential community such as Charlesbrooke.

I thank you for your attention to this request.

Yours very truly,

*Donald L. Stegner*  
Donald L. Stegner

RAYMOND A. NZE, M.D., P.A., M.P.H.  
YORK AT TERRACEDALE  
7801 YORK ROAD  
TOWSON, MD 21204

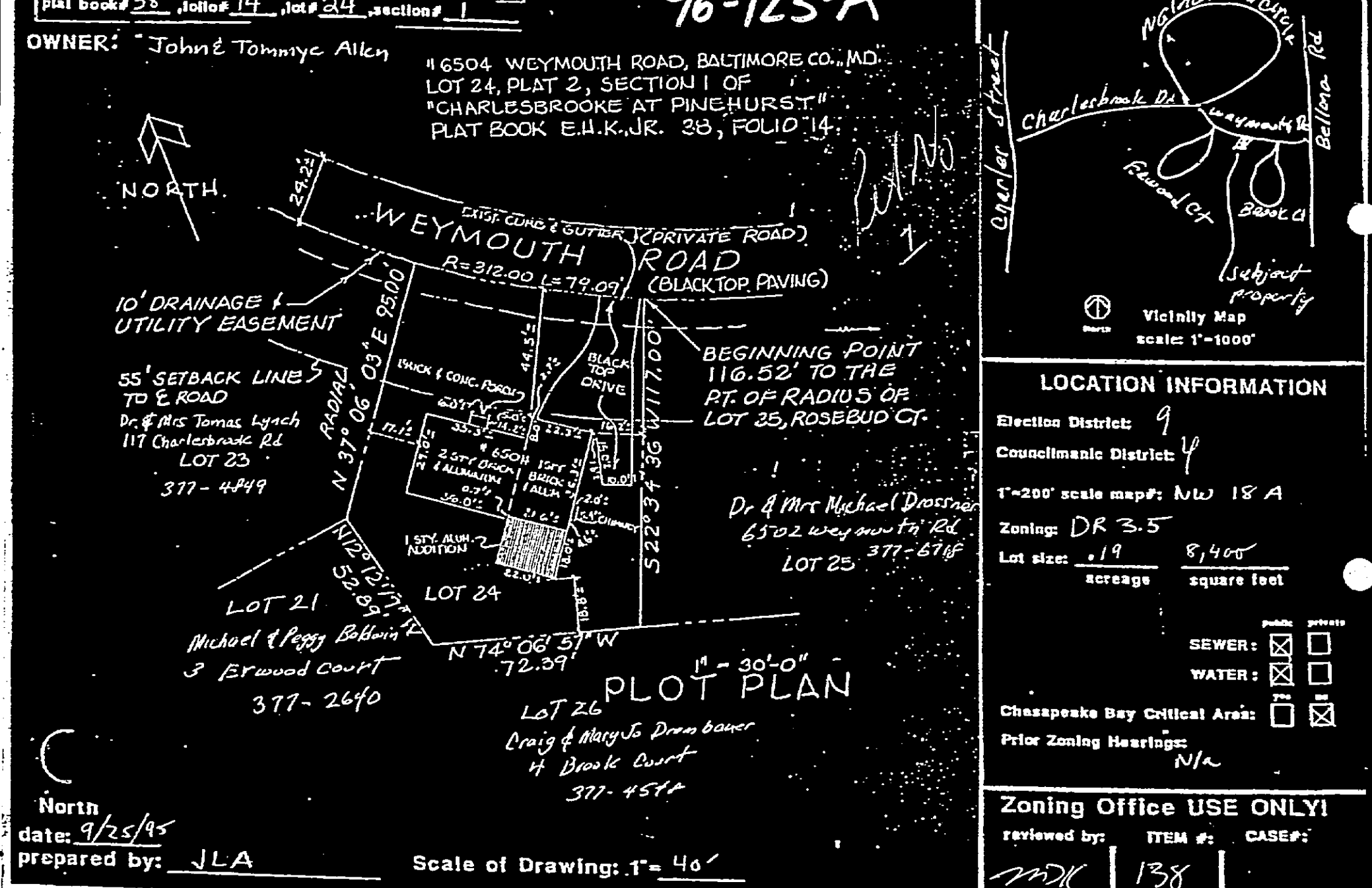


PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME: *John L. Allen*  
*Tom Macdonald*  
*Charles Mooneyhan*  
ADDRESS: *6504 Weymouth Rd 21212*  
*PO 91, STEVENSON, MD 21153*  
*146 W. Mt. Royal Ave 21217*

### Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 6504 Weymouth Road  
Subdivision name: Charlesbrooke at Pinehurst  
Plat book 38, folio 14, lot 24, section 1  
OWNER: John Tommy Allen



LOCATION INFORMATION	
Election District:	9
Councilman's District:	4
1"=200' scale map:	N/A 18 A
Zoning:	DR 3-5
Lot size:	19 8,400
acres	square feet
SEWER:	<input checked="" type="checkbox"/> <input type="checkbox"/>
WATER:	<input checked="" type="checkbox"/> <input type="checkbox"/>
Chesapeake Bay Critical Area:	<input type="checkbox"/> <input checked="" type="checkbox"/>
Prior Zoning Hearings:	N/A

Zoning Office USE ONLY  
reviewed by: *JLA* ITEM #: 138 CASE#:

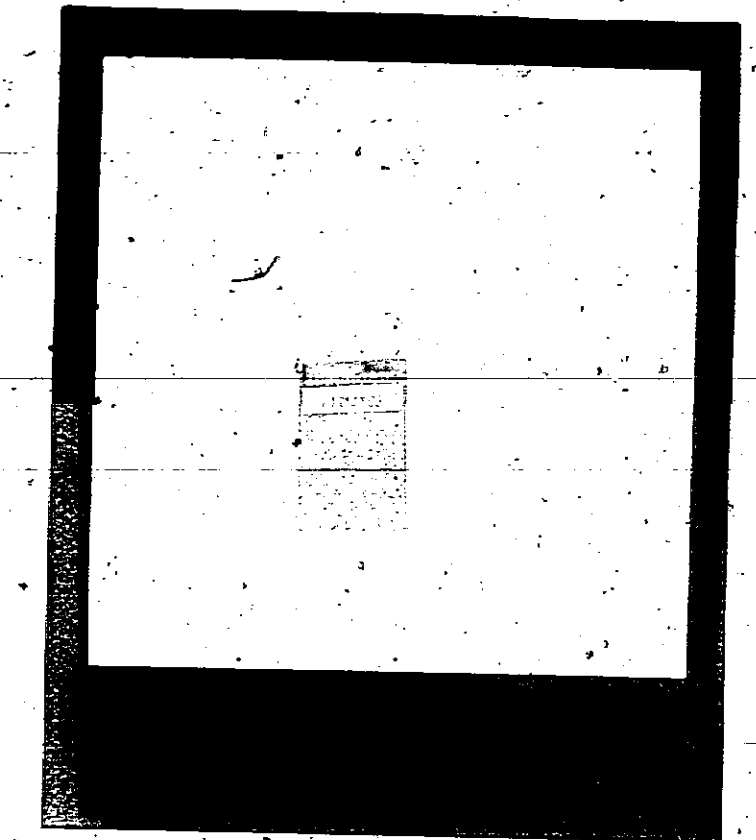
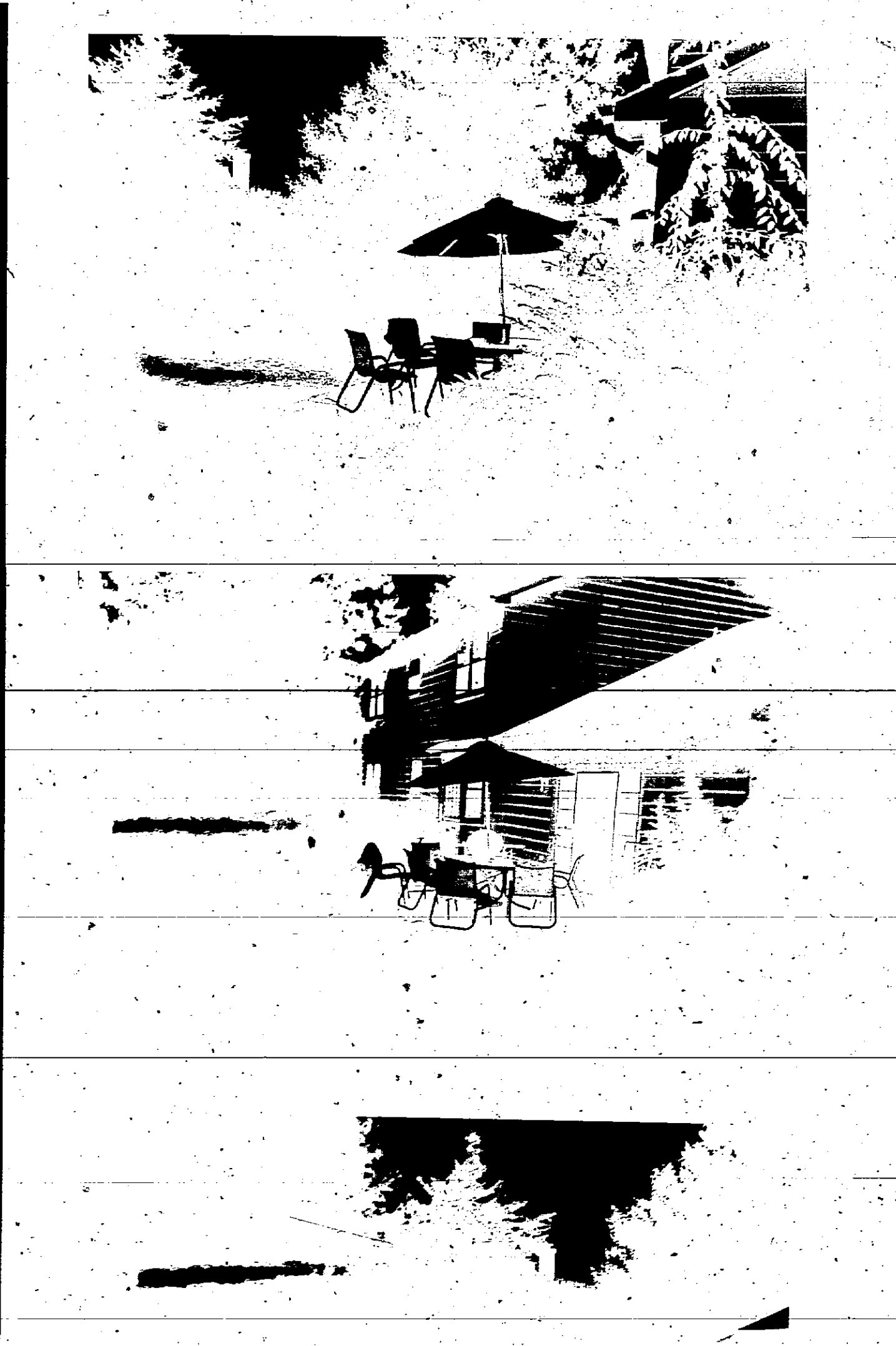
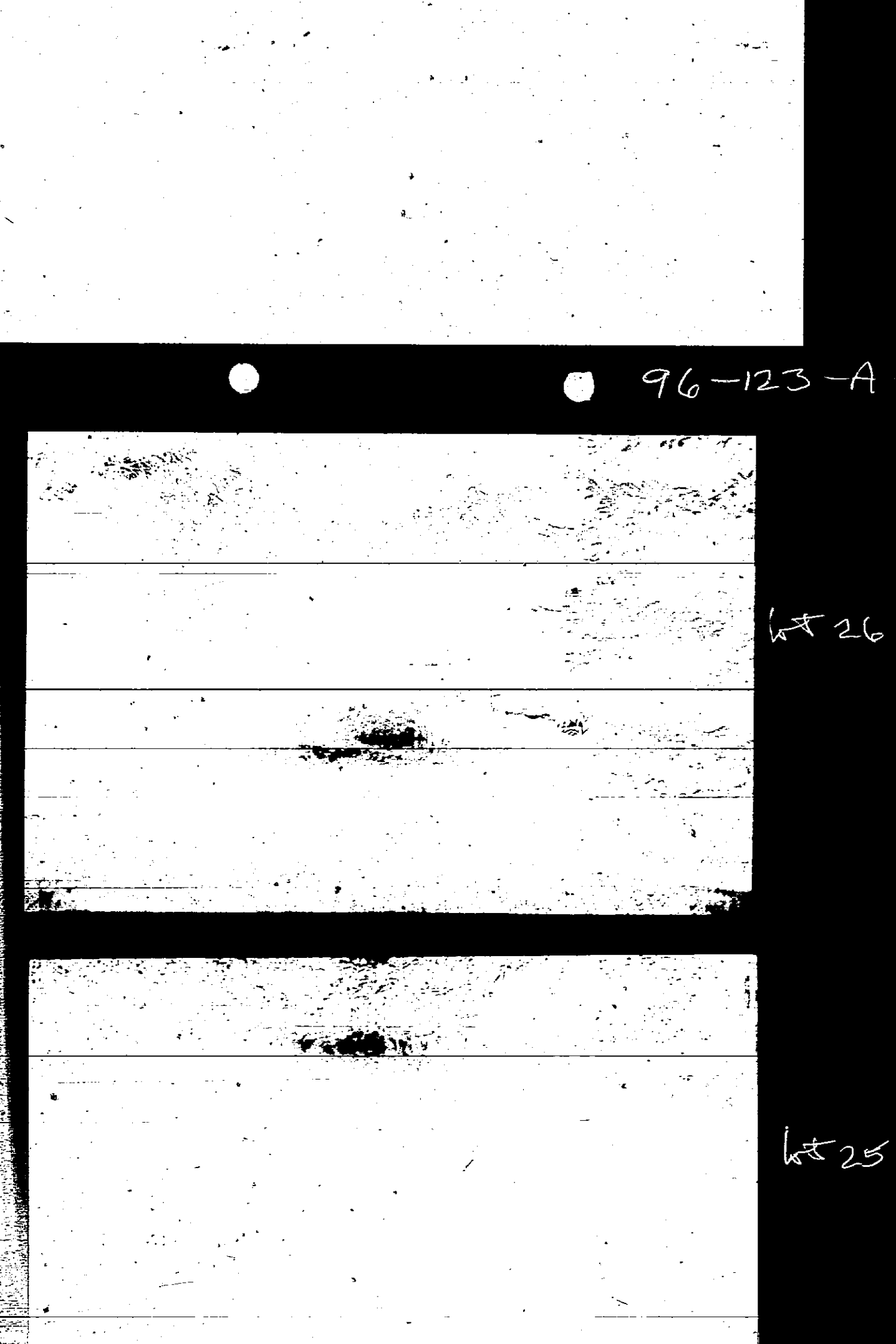
RAYMOND A. NZE, M.D., P.A., M.P.H.  
YORK AT TERRACEDALE  
7801 YORK ROAD, SUITE 300  
TOWSON, MD 21204  
TELEPHONE: (410) 484-0131

*Lot No 2*

November 21, 1995  
To Whom It May Concern:  
RE: TOMMY ALLEN  
Mrs. Allen has a long history of asthma. She has frequent exacerbations, symptoms aggravated by going up and down stairs. A first floor bedroom is highly recommended. Please feel free to contact me if further information is needed.

Sincerely,  
*Raymond A. Nze*  
Raymond A. Nze, M.D., P.A., M.P.H.  
RAN/van

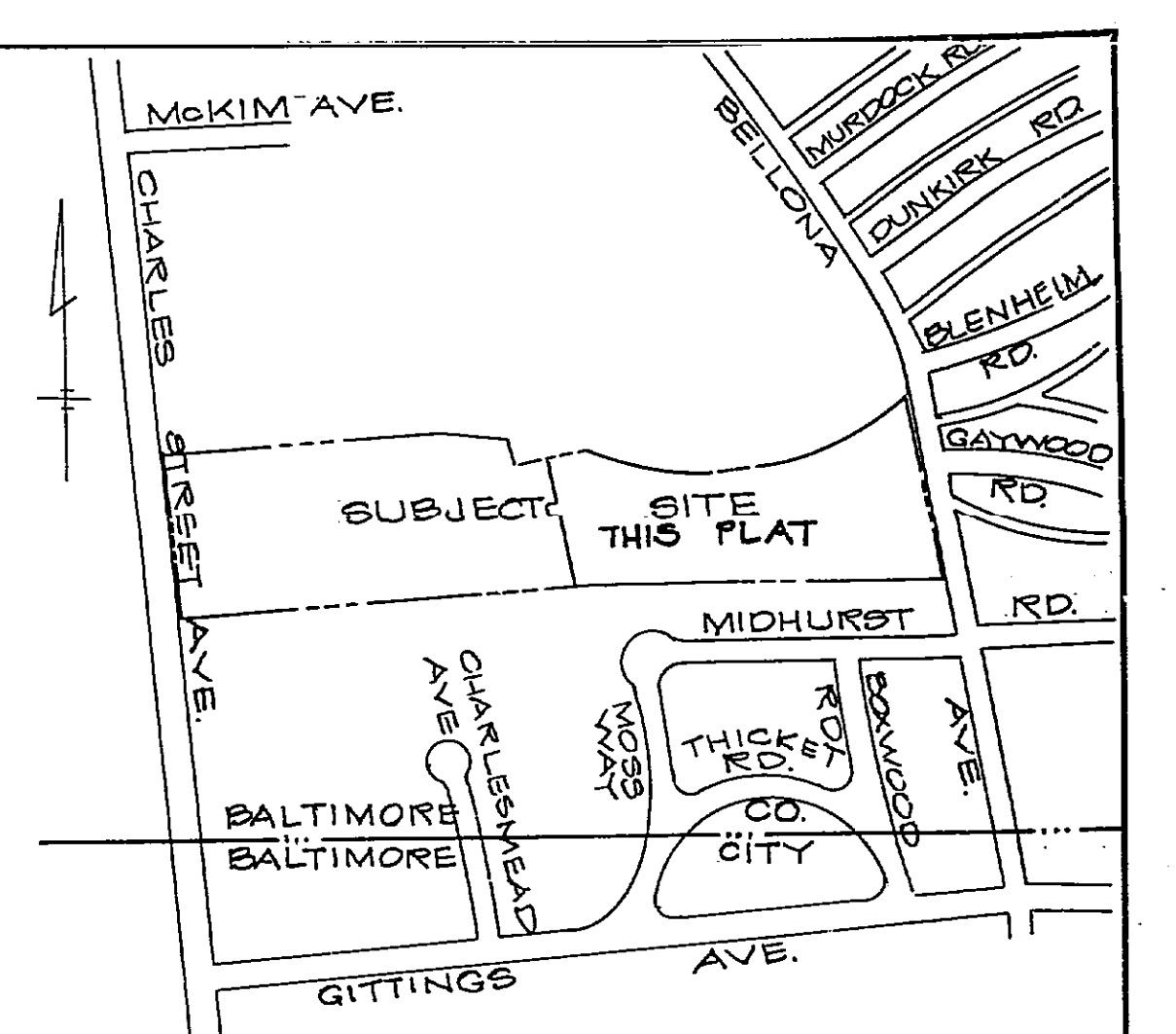
*9/25/95*  
*John*  
Please petition case in for hearing!  
*John Schmitt*



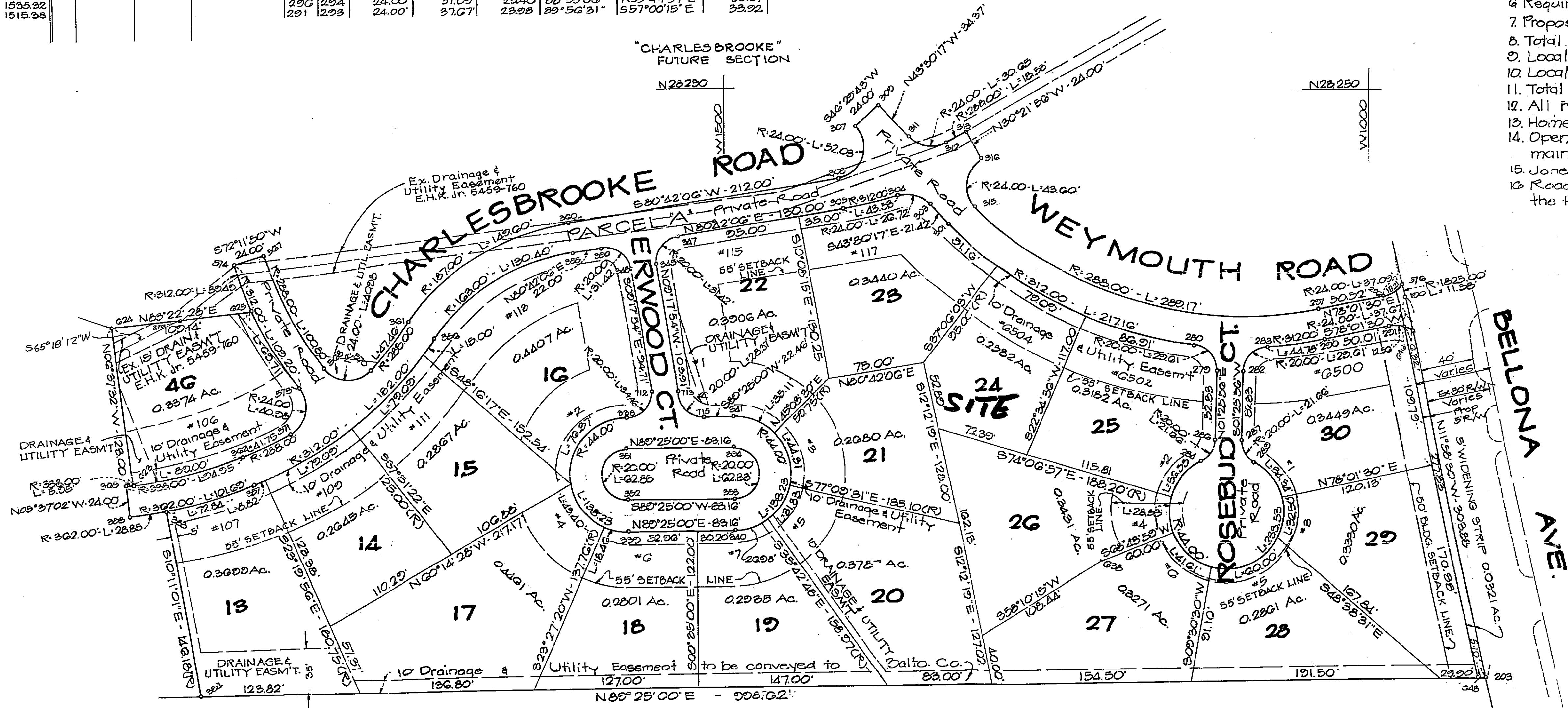


COORDINATES					
NO	NORTH	WEST	NO	NORTH	WEST
100	28026.61	979.07	241	27923.44	1402.92
209	27789.32	910.02			
278	28020.07	1117.67			
280	28028.48	1123.35	345	28112.52	1552.11
282	28028.37	1077.67	347	28136.43	1525.61
283	28028.02	1076.93	348	28102.23	1571.85
284	27956.85	1184.03	350	28125.73	1524.32
286	27976.24	1118.99	351	27998.50	1575.84
287	27975.72	1099.93	352	27928.50	1575.43
288	27957.83	1088.81	353	27922.24	1432.27
290	28024.14	1024.67	354	27962.44	1432.68
291	28024.52	985.75	355	28122.24	1016.53
292	28028.10	990.29	356	28024.54	1728.93
297	28077.62	1022.03	357	27928.50	1864.51
300	28061.15	927.67	358	27918.10	1962.59
301	28144.57	1823.70	360	28149.32	1920.41
303	28100.10	1342.45	361	28068.28	1749.63
304	28106.50	1344.99	362	27968.53	1873.89
305	28156.49	1407.31	363	27942.33	1925.34
307	28220.39	1377.62	365	27928.07	1734.42
308	28180.16	1411.10	364	27772.19	1908.58
309	28226.51	1380.29	367	28122.24	1856.77
311	28211.26	1356.60	368	28028.78	1820.56
312	28207.02	1328.41	370	28081.75	1773.83
316	28215.92	1312.14	371	27983.55	1825.55
318	28157.62	1305.01	373	28019.05	1825.91
319	28128.22	1300.01	374	28115.13	1870.83
320	27922.50	1576.06	375	28007.57	175.44
321	27904.60	1575.15	376	28065.84	1973.02
330	27905.44	1492.03	378	28078.30	1865.21
331	28115.97	1371.61	379	28046.05	2573.20
332	28033.87	1373.35	380	28001.29	2423.73
335	27851.77	1222.32	382	27980.21	215.12
336	28072.18	1193.00			
712	28015.62	1556.53			
713	28009.38	1535.32			
715	27993.21	1515.98			

CURVE DATA									
FROM	TO	RADIUS	LENGTH	TANGENT	Δ	BEARING	DISTANCE		
876	209	24.00	18.21	9.57	43° 28' 27"	S56° 17' 17" W	17.78		
876	190	1825.00	11.59	5.79	00° 21' 48"	S 11° 47' 48" E	11.58		
297	815	285.00	289.17	154.09	87° 31' 40"	N75° 12' 40" W	273.17		
315	316	24.00	43.60	20.79	104° 04' 55"	N07° 38' 37" E	37.89		
312	311	24.00	30.68	17.82	73° 10' 31"	N20° 08' 32" W	28.61		
307	305	24.00	52.05	22.40	124° 12' 23"	S15° 38' 55" W	42.42		
300	321	187.00	149.60	45.89	45° 50' 12"	S57° 47' 00" W	149.64		
301	370	285.00	47.48	23.78	00° 28' 29"	S39° 38' 08" W	47.40		
370	365	24.00	40.38	27.93	07° 50' 15"	N22° 12' 30" W	36.18		
368	367	285.00	100.80	50.82	30° 08' 18"	N27° 40' 46" W	102.28		
374	373	312.00	109.20	55.16	20° 03' 18"	S27° 45' 44" E	108.64		
371	362	24.00	40.38	27.93	07° 50' 15"	S11° 08' 45" W	36.18		
362	363	285.00	41.75	20.91	08° 15' 23"	S64° 08' 04" W	41.72		
358	357	336.00	94.25	47.79	16° 05' 43"	S 72° 20' 07" W	94.64		
357	356	362.00	101.69	51.15	16° 05' 43"	N 76° 20' 07" E	101.56		
358	357	312.00	84.46	28.30	20° 42' 54"	N40° 03' 38" E	84.46		
357	356	312.00	182.00	98.67	39° 25' 21"	N51° 34' 23" E	179.43		
356	355	162.00	130.40	68.02	45° 30' 12"	N57° 47' 00" E	122.99		
355	348	20.00	31.42	20.00	90° 00' 00"	S54° 17' 54" E	23.28		
348	338	20.00	31.42	20.00	90° 00' 00"	S44° 25' 00" W	28.28		
340	341	44.00	138.28	17.17	180° 00' 00"	N00° 35' 00" W	88.00		
340	341	20.00	28.37	17.17	81° 17' 06"	N49° 56' 27" W	26.05		
345	347	20.00	31.42	20.00	90° 00' 00"	N55° 42' 06" E	28.28		
303	304	912.00	43.58	21.80	07° 50' 36"	N76° 42' 18" E	43.49		
291	643	24.00	12.55	6.28	29° 58' 25"	S28° 59' 18" E	12.41		
304	303	24.00	26.72	14.93	03° 47' 14"	S75° 29' 59" E	25.96		
301	280	912.00	217.16	119.19	87° 52' 44"	S 03° 28' 35" E	212.50		
280	279	20.00	28.37	18.21	84° 48' 58"	S40° 28' 32" E	26.28		
283	284	20.00	28.37	18.21	02° 02' 45"	S22° 27' 20" E	20.02		
283	280	912.00	44.78	22.43	05° 13' 22"	N 82° 08' 11" E	44.74		
284	280	44.00	235.85	304.05	05° 57' 37"	S 85° 34' 04" E	41.25		
280	287	20.00	21.65	12.03	02° 02' 40"	N 20° 35' 28" W	20.02		
282	283	20.00	20.61	18.27	04° 40' 50"	N 48° 50' 22" E	20.68		
280	279	20.00	28.37	18.21	84° 48' 58"	N 12° 00' 44" E	18.40		
570	294	24.00	18.88	9.93	15° 05' 37"	S64° 27' 17" E	6.30		
646	294	24.00	0.22	0.91	44° 52' 23"	S34° 28' 14" E	18.32		
300	299	24.00	18.88	9.91	08° 39' 00"	N32° 44' 57" E	33.51		
299	298	24.00	37.07	23.40	89° 39' 00"	S57° 00' 15" E	33.92		
291	293	24.00	37.07	23.98	89° 56' 31"	S57° 00' 15" E	33.92		



- SECTION 1 PLAT 2  
Scale 1"=500'
- ### DENSITY CALCULATIONS
- Total Acreage of property 360 Ac.
  - Zoned DR-35
  - Dwelling units allowed DR-35 126
  - Total Acreage this plat 7.05 Ac.
  - Dwelling units shown this plat 10
  - Required parking spaces 38
  - Proposed parking spaces 38
  - Total Local Open Space Required (0.02x36.0) 1.08 Ac.
  - Local Open Space Shown (This Plat) 0
  - Total Remaining Local Open Space Required 1.08 Ac.
  - Local Open Space Shown (Section 1 Plat 1) 0
  - Total Remaining Local Open Space Required 1.08 Ac.
  - All roads are private.
  - Home Owners Association Subdivision
  - Open Space and areas not indicated as open space to be maintained by Home Owners Association.
  - Jones Falls drainage area
  - Road maintenance and snow removal to be performed by the Home Owners Association



E.H.K., JR. 38 FOLIO 14  
Filed Aug 26  
Date AUG 26 1974  
Test:  
Clerk

SECTION 1 PLAT 2  
**CHARLES BROOKE @ PINEHURST**  
9th Election District Baltimore Co. Maryland  
Scale 1"=50' May 1, 1974

#138  
96-123-A  
P. W. A. Checked 97404 D.H.L.  
Final Plat Checked H.W.S. E.A.M. 9/15/74  
Engineering H.W.S. E.A.M. 9/15/74  
House No. 123 S.W. 74

The approval of this plat is predicated on the availability of public water and sewers prior to construction of homes.

APPROVED: *Robert D. Howard*  
DEPUTY STATE & COUNTY HEALTH OFFICER

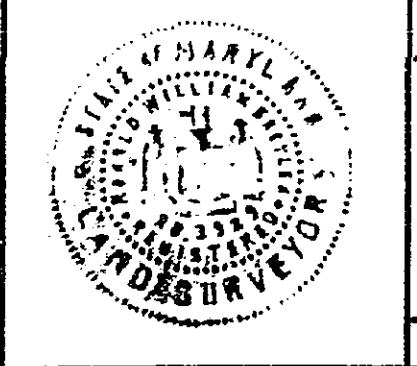
APPROVED, BALTIMORE COUNTY PLANNING BOARD  
DATE: 8/22/74  
WILLIAM ALBORN  
DIRECTOR

NOTE:  
STREETS and/or ROADS shown hereon and mention thereof in deeds are for purposes of description only, and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the grants of the deed to which this plat is attached, their heirs and assigns.

NOTE:  
COORDINATES and BEARINGS shown on this plat are referred to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations:  
X 1850 N 28072.660 W 3087.620  
X 8630 N 27555.000 W 9200.810

OWNERS CERTIFICATE:  
The requirements of Section 72-B, Article 17 of the Annotated Code of Maryland, (Flack 1947 Supplement) as far as they relate to the preparation of this plat have been complied with.  
CHARLES STREET ENTERPRISES CO.  
*Robert R. Howard* July 15, 1974  
OWNER DATE

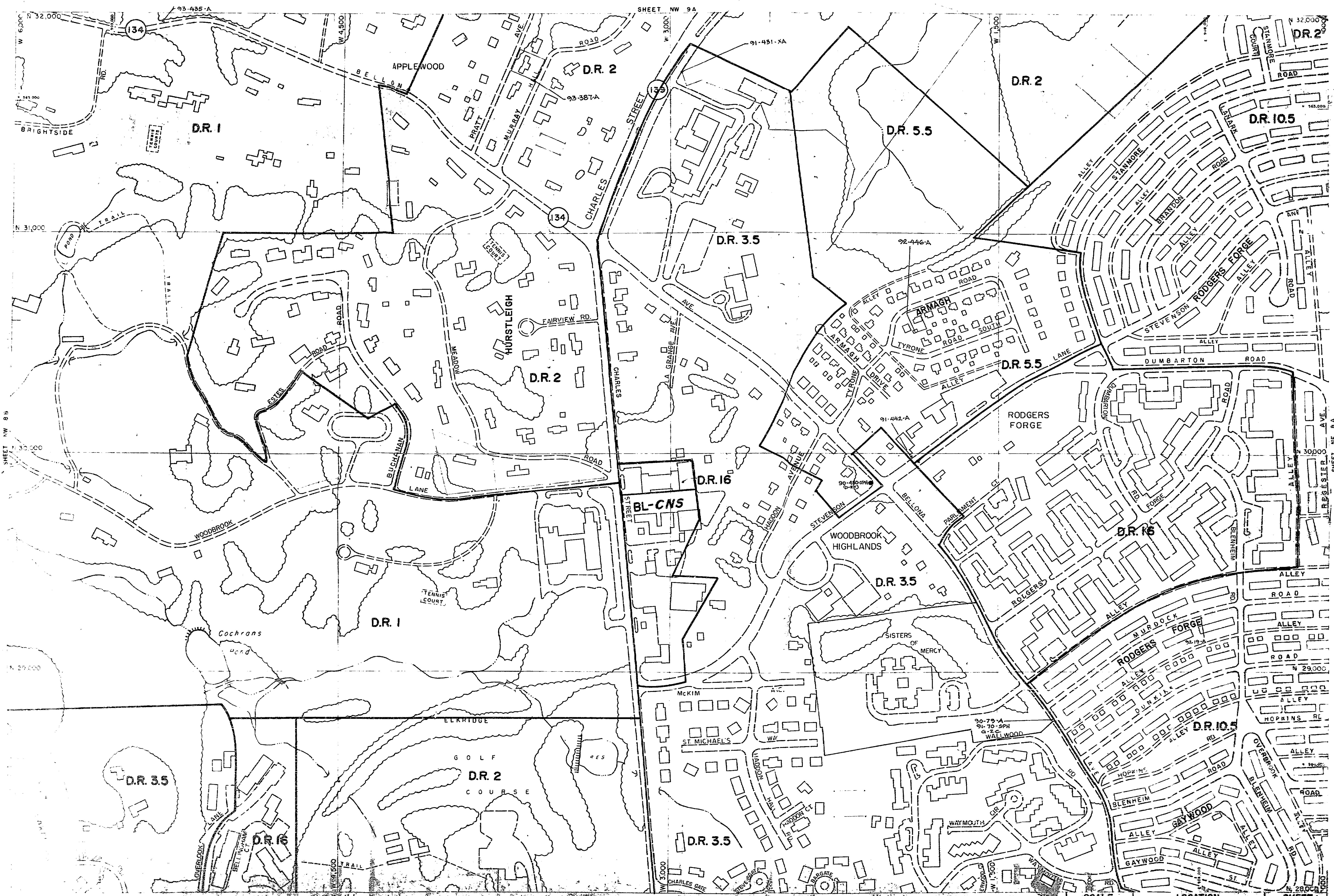
SURVEYORS CERTIFICATE  
I, Ronald W. Broyles, a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out, and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill #459, Chapter 1016 of the Acts of 1945 and subsequent amendatory acts.  
*Ronald W. Broyles* 5/1/74  
REGISTERED LAND SURVEYOR: #6, 5088 DATE



MCA ENGINEERING CORP.  
1020 CROMWELL BRIDGE ROAD  
BALTIMORE, MARYLAND 21204

COMPUTED: C.A.E. DRAWN: P.D. CHECKED: R.A.M. J.C. # 72285  
38514





N - SW  
N - NW

1982 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 13, 1982  
Bill Nos. 144-82, 145-82, 148-82, 149-82, 150-82, 151-82, 152-82, 153-82, 154-82, 155-82, 156-82, 157-82, 158-82, 159-82, 160-82

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992  
Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92, 190-92, 191-92, 192-92, 193-92, 194-92, 195-92, 196-92, 197-92, 198-92, 199-92, 200-92

SCALE  
1" = 200'  
DATE OF PHOTOGRAPHY  
JANUARY 1986

LOCATION  
RODGERS FORGE  
SHEET  
NW  
6-A

96-123-A

#138



96-123-A



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

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

SCALE 1" = 200' ±	LOCATION RODGERS FORGE	SHEET N.W. 8-A
DATE OF PHOTOGRAPHY JANUARY 1986	#138	

REFILMED