

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
W/S 47th Street, 298 ft. +/- S	* ZONING COMMISSIONER
of Eastern Avenue	
510 47th Street	* OF BALTIMORE COUNTY
12th Election District	
7th Councilmanic District	* Case No. 96-173-A
Ray L. Leitner, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Ray L. Leitner and Velma Leitner, his wife, for that property known as 510 47th Street in the Graceland Park subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1B02.3.C.1 (Section 301.1.A) of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 0 ft. in lieu of the required 7.5 ft. for a carport, 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

ORDER RECEIVED FOR FILING
Date 11/22/95
By SP. [Signature]

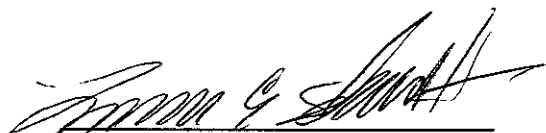
MICROFILMED

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of November, 1995 that the Petition for a Zoning Variance from Section 1B02.3.C.1 (Section 301.1.A) of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 0 ft. in lieu of the required 7.5 ft. for a carport, in a D.R.5.5 zone, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order 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 carport shall remain open on the three exposed sides and shall not be enclosed at any time.
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

ORDER RECEIVED FOR FILING

Date

By

LES:mmm

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 22, 1995

Mr. and Mrs. Ray L. Leitner
510 47th Street
Baltimore, Maryland 21224

RE: Petition for Administrative Variance
Case No. 96-173-A
Property: 510 47th Street

Dear Mr. and Mrs. Leitner:

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

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

Very truly yours,

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

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at

96-173-A

510 47th Street

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)

1B02.3C.1 (301.1.A)

to permit a sideyard setback of 0' in lieu of the required 7.5'.

FOR A CARPORT

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

See other side

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)

RAY LELAND LEITNER
(Type or Print Name)

Ray Leland Leitner
Signature

VELMA GRACE LEITNER
(Type or Print Name)

Velma Grace Leitner
Signature

510 47th Stereet

285-2195

Address

Phone No

Balto., Md

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Nicholas Commodari

Name

2410 Woodstock Ave. 21212 235-6811

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: JCM

DATE: 10/26

ESTIMATED POSTING DATE: 11/12

Printed with Soybean Ink
on Recycled Paper

ITEM #: 180

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 510 47th Street
address

Balto., Md 21224
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)

The current right side yard setback of our house is 12',
and a carport is required to protect our cars from the elements.
This is the most practical location because a driveway
already exists on this side. Practical difficulty and unreasonable
hardship would result if the variance is not granted.

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.

Ray Leland Leitner
(signature)
Ray Leland Leitner
(type or print name)



Velma Grace Leitner
(signature)
Velma Grace Leitner
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24 day of October, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Velma Leitner

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(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.

10/24/95
date

[Signature]
NOTARY PUBLIC

My Commission Expires: 9/11/97

10/24/95

Description for Variance

96-173-A

Located on the west side of 47th Street, approximately 298' south of Eastern Avenue and known as lots 733 & 734 as shown on the Plat of Graceland Park, which is recorded in the land records of Baltimore County in book 6 folio 122. Also known as 510 47th Street.

180

96-173-14

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 137B Date of Posting: 11/14/95

Posted for: Varisco

Petitioner: Ray & Volung for their

Location of property: 910 112th St, W/S

Location of sign: Facing roadway on property being zoned

Remarks: _____

Posted by: M. H. Hardy Date of return: 11/16/95

Number of Signs: 1



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

No 154348

DATE 10/26/95 ACCOUNT 2001-0150

96-173-A

AMOUNT \$ 85.00

RECEIVED FROM: RAY LEITNER 510 470 St

FOR: ADMIN UAR (612) 50.00
POSTING (682) 35.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

[Handwritten signature]



Baltimore County
Department of Permits and
Development Management

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

November 7, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-173-A (Item 180)
410 47th Street
W/S 47th Street, 298' +/- S of Eastern Avenue
12th Election District - 7th Councilmanic
Legal Owner: Ray Leland Leitner and Velma Grace Leitner

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 November 5, 1995. The closing date (November 20, 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, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Ray and Velma Leitner

bcc: Commodari





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.: 180 Petitioner: LEITNER

Location: 510 47th ST.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: RAY LEITNER

ADDRESS: 510 47th ST.

BALTO. MD. 21224

PHONE NUMBER: 285-2195



Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

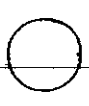
PROPERTY ADDRESS: _____

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

Subdivision name: _____

plat book# _____, folio# _____, lot# _____, section# _____

OWNER: _____



North

date: _____
prepared by: _____

Scale of Drawing: 1"= _____



Vicinity Map
North
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____

acreage _____ square feet _____

public private
SEWER: ☐ ☐

WATER: ☐ ☐

yes no
Chesapeake Bay Critical Area: ☐ ☐

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



Baltimore County
Department of Permits and
Development Management

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

November 13, 1995

Mr. and Mrs. Ray L. Leitner
510 47th Street
Baltimore, MD 21224

RE: Item No.: 180
Case No.: 96-173-A
Petitioner: R. Leitner, et ux

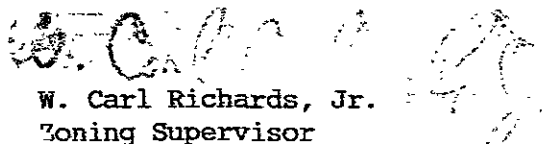
Dear Mr. and Mrs. Leitner:

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 October 26, 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: 11/07/95

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 NOV. 6, 1995

Item No.: SEE BELOW

Zoning Agenda:

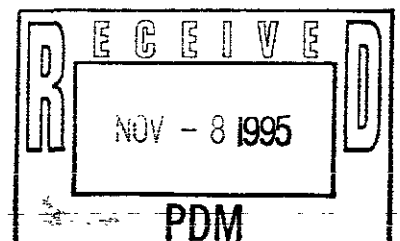
Gentlemen:

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: 172, 173, 174, 175, 176, 180 AND 183. **S**

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887 4881, MS 1104





**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

11-6-95

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

RE: Baltimore County
Item No. 180(JCM)

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

for

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

MICROFILM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: November 7, 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. 132, 176, 179, 180, 181, 182, and 183.

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

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL

RECEIVED

PETITION PROBLEMS

#175 --- JRA

1. Petition says zoning is D.R.-3.5, D.R.-5.5, and D.R.-10.5; folder says zoning is D.R.-3.5 -- Which is correct?

#178 --- MJK

1. No telephone number for legal owner.

#179 --- JLL

1. No property description on folder.

#180 --- JCM

1. No zip code for legal owner.
2. Notary section is incomplete -- only one signature was notarized.

#183 --- JJS

1. No zoning indicated on petition form.

October 10, 1995

To Whom It May Concern:

I, Effie & Michael Makris at 508 47th St., Baltimore, Md. 21224 understand that my neighbor, Velma Grace Leitner, 510 47th St., Baltimore, Md. 21224 is having a carport built on her property which is adjacent to mine.

Please be advised that I have no problems with her building a carport next to me.

Thank you.

Effie Makris
Effie Makris

Michael Makris
Michael Makris

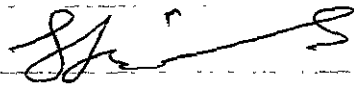
180

Michael Makris

10-10-95

To whom it may concern: I Steve Siskos property owner at 512 47th ST have no objection to the carport that the residents at 510 47th ST are having constructed

Sincerely,



I am writing this for my brother because he doesn't write English

Effie Makris

180

1533-1534

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 510 47th STREET

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

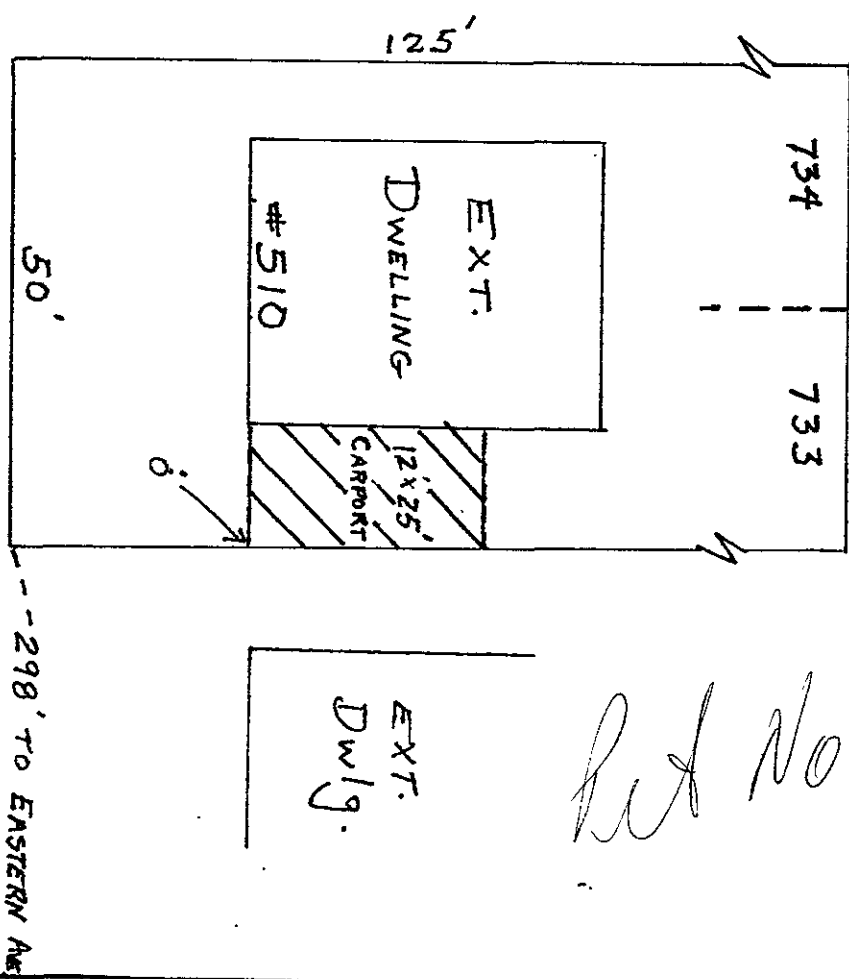
Subdivision name: GRACELAND PARK

Plat book # 6, folio # 122, lot # 733, section # 734

OWNER: LEITNER

96-173-A

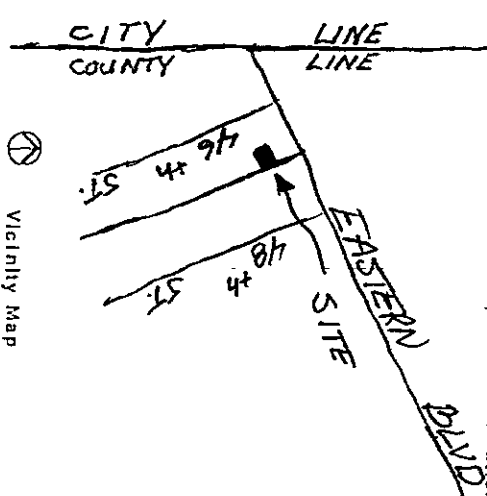
Ref No 1



47th St.

North
date: 10/25
prepared by: NBC

Scale of Drawing: 1" = 20'



Vicinity Map
North
Scale: 1" = 1000'

LOCATION INFORMATION

Election District: 12

Councilmanic District: 7

1" = 200' scale map#:

Zoning: D.R. 5.5 SE 1-E

Lot size: 6250 square feet

Chesapeake Bay Critical Area: ☐ public ☒ private
Sewer: ☒ ☐
Water: ☒ ☐
Prior Zoning Hearings: ☐ ☒

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

Qm 180



510 47th ST.



510 47th ST.

MICROFILMED



(SHEET SE. 2)

BALTIMORE **OFFICE OF PLANNING** **OFFICIAL ZONING**

1988 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 13, 1988

ENR Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

John J. [Signature]
 Chairman, County Council

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
W/S 47th Street, 298 ft. +/- S of Eastern Avenue
510 47th Street
12th Election District
7th Councilmanic District
Ray L. Leitner, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-173-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Ray L. Leitner and Velma Leitner, his wife, for that property known as 510 47th Street in the Graceland Park subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1802.3.C.1 (Section 301.1.A) of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 0 ft. in lieu of the required 7.5 ft. for a carport, 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 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 22nd day of November, 1995 that the Petition for a Zoning Variance from Section 1802.3.C.1 (Section 301.1.A) of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 0 ft. in lieu of the required 7.5 ft. for a carport, in a D.R.5.5 zone, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order 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 carport shall remain open on the three exposed sides and shall not be enclosed at any time.
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

ORDER RECEIVED FOR FILING
Date 11/22/95
By [Signature]

LES:mmm

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 22, 1995

Mr. and Mrs. Ray L. Leitner
510 47th Street
Baltimore, Maryland 21224

RE: Petition for Administrative Variance
Case No. 96-173-A
Property: 510 47th Street

Dear Mr. and Mrs. Leitner:

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

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

Very truly yours,

[Signature]
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.

Printed with Soybean Ink
on Recycled Paper

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 510 47th Street
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) 1802.3C.1 (301.1.A)

to permit a sideyard setback of 0' in lieu of the required 7.5'.
The undersigned, legal owner(s) of the property situated in Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

See other side

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

Contract Purchaser/Lessee
(Type or Print Name)
Signature
Address
City State Zipcode
(Type or Print Name)
Signature
Address
City State Zipcode
Name, Address and phone number of representative to be contacted
Nicholas Commodari
2410 Woodstock Ave. 21212-235-6811

A Public Hearing has been requested and/or held to be required. It is ordered by the Zoning Commissioner of Baltimore County, this 22nd day of November, 1995, 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 posted.

REVIEWED BY: [Signature] DATE: 10/26/95
ESTIMATED POSTING DATE: 11/12/95
ITEM #: 180

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) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 510 47th Street
Baltimore, Md 21224
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)

The current right side yard setback of our house is 12',
and a carport is required to protect our cars from the elements.
This is the most practical location because a driveway
already exists on this side. Practical difficulty and unreasonable
hardship would result if the variance is not granted.

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.

[Signatures of Ray L. Leitner and Velma Grace Leitner]
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 24 day of October, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
Velma Leitner

the Affiant(s) herein, personally known or satisfactorily identified to me as said Affiant(s), and made oath to the contents of this affidavit and facts hereinbefore set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal
10/28/95
My Commission Expires: 01/1/97

Description for Variance

Located on the west side of 47th Street, approximately
298' south of Eastern Avenue and known as lots 733 & 734 as shown on
the Plat of Graceland Park, which is recorded in the land records
of Baltimore County in book 6 folio 122. Also known as 510 47th
Street.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 10th Date of Posting 11/14/95
Posted for Variance
Petitioner Ray L. Leitner
Location of property 510 47th St, MD
Location of Sign: 510 47th St, MD
Remarks:
Posted by [Signature] Date of return: 11/15/95
Number of Signs 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE 10/26/95 ACCOUNT 2000-1154346
96-173-A AMOUNT \$ 85.00
RECEIVED FROM RAY LEITNER
\$12.00 (CASH)
\$73.00 (CASH)
01A018019281000

Baltimore County
Department of Permits and
Development Management

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

November 7, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-173-A (Item 180)
410 47th Street
4/S 47th Street, 298 +/- S of Eastern Avenue
12th Election District - 7th Councilmanic
Legal Owner: Ray Leland Leitner and Velma Grace Leitner

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 November 5, 1995. The closing date (November 20, 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 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 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).

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 \$50.00 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.

[Signature]

Arnold Jablon
Director

cc: Ray and Velma Leitner

cc: Commodari

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on Recycled Paper



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 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.: 180 Petitioner: LEITNER
Location: 510 47th ST.

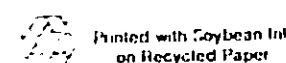
PLEASE FORWARD ADVERTISING BILL TO:

NAME: RAY LEITNER

ADDRESS: 510 47th ST.

BALTO. MD. 21224

PHONE NUMBER: 285-2195



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on Recycled Paper

12



Baltimore County
Department of Permits and
Development Management

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

November 13, 1995

Mr. and Mrs. Ray L. Leitner
510 47th Street
Baltimore, MD 21224

RE: Item No.: 180
Case No.: 96-173-A
Petitioner: R. Leitner, et ux

Dear Mr. and Mrs. Leitner:

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 October 26, 1995.

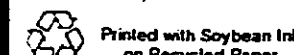
Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are 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,

M. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



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Baltimore County Government
Fire Department



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

(410) 887-4500

DATE: 11/07/95

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 NOV. 6, 1995.

Item No.: SEE BELOW Zoning Agenda:

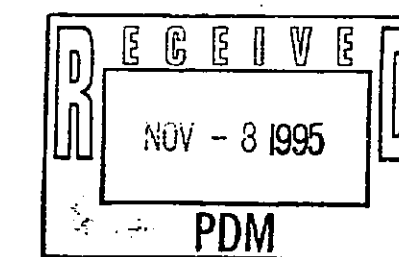
Gentlemen:

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.
REFERENCE TO THE FOLLOWING ITEM NUMBERS: 170, 173, 174, 175, 176, 180 AND 183.5

REVIEWER: LT. ROBERT P. SAUERHAUD
Fire Marshal Office, PHONE 887-4681, MS 11074

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Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

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

RE: Baltimore County
Item No. 180(JCM)

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,

for 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: November 7, 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. 132, 176, 179, 180, 181, 182, and 183.

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 M. Long

Division Chief: Darryl L. Kline

PK/JL

PETITION PROBLEMS

#175 -- JRA

1. Petition says zoning is D.R.-3.5, D.R.-5.5, and D.R.-10.5; folder says zoning is D.R.-3.5 -- Which is correct?

#178 -- MJK

1. No telephone number for legal owner.

#179 -- JLL

1. No property description on folder.

#180 -- JCM

1. No zip code for legal owner.

2. Notary section is incomplete -- only one signature was notarized.

#183 -- JJS

1. No zoning indicated on petition form.

OCT-19-95 WED 02:52 PM 6269.28433464.26.

410 653 5465

P.01

October 10, 1995

To Whom It May Concern:

I, Effie & Michael Makris at 508 47th St., Baltimore, Md. 21224 understand that my neighbor, Velma Grace Leitner, 510 47th St., Baltimore, Md. 21224 is having a carport built on her property which is adjacent to mine.

Please be advised that I have no problems with her building a carport next to me.
Thank you.

Effie Makris
Effie Makris

Michael Makris
Michael Makris

180

10-10-95
To whom it may concern: I Steve Siskos property owner at 512 47th St have no objection to the carport that the residents at 510 47th St are having constructed

Sincerely,

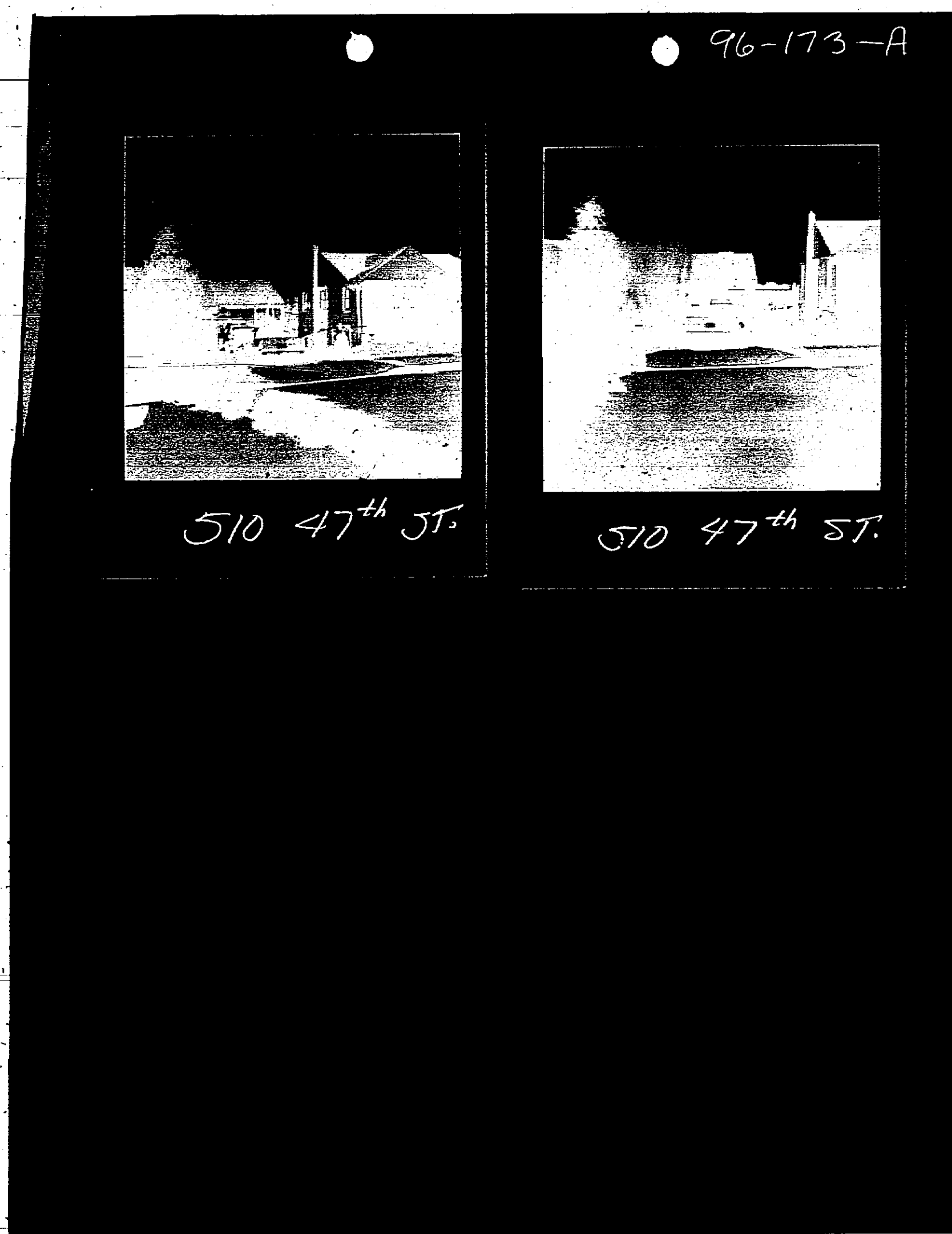
Steve Siskos

I am writing this for my brother because he doesn't write English

Effie Makris

180

[Signature]



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 510 47th STREET

Subdivision name: GRACELAND PARK

plat books 6, folio 122, lot 733

OWNER: LEITNER

96-173-A

EXT. DWLG. 125' 12' 25" CARPORT 50' 298' TO EASTERN AVE.

47th ST.

North
date: 10/25
prepared by: NBC

Scale of Drawing: 1" = 20'

LOCATION INFORMATION

Election District: 12

Councilmanic District: 7

1" = 200' scale map: SE 1-E

Zoning: D.R. 5.5

Lot size: 6250 square feet

SEWER: ☒ ☐

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: ☐

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

qm 180





981

96-173-A

PREPARED BY AIR PHOTOGRAPHY, INC.
MARTINSBURG, W.V. 26151

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200' ±	LOCATION EASTPOINT	SHEET S. E. 1-E
DATE OF PHOTOGRAPHY JANUARY 1986		