

B

IN RE: CLASS A CHILD CARE USE PERMIT * BEFORE THE
6217 Ethel Avenue *
1st Election District * ZONING COMMISSIONER
1st Councilmanic District * OF BALTIMORE COUNTY

Patricia Harrington Bell *
Applicant * Case No. CACC-96-1
* * * * *

ORDER

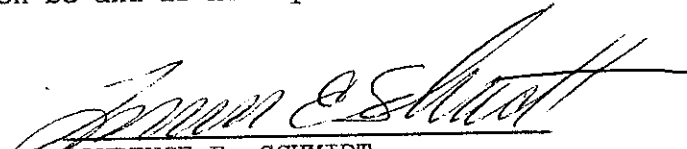
The Applicant has requested a use permit for a Class A Child Care Center at the above-captioned address, pursuant to Sections 424.4A, 424.5A and 500.4 of the Baltimore County Zoning Regulations (B.C.Z.R.).

The subject property has been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Applicant has filed the supporting affidavits as required by Sections 424.4A and 500.4 of the B.C.Z.R. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Sections 424.4A, 424.5A and 500.4 of the B.C.Z.R.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of June, 1996 that a Use Permit for a Class A Child Care Center at the above-captioned location be and is hereby GRANTED.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Patricia H. Bell
6217 Ethel Avenue, Baltimore, Md. 21228

Case File

CASE NO - 96-353-A

IN RE: PETITION FOR ADMIN. VARIANCE
3/S Ethel Avenue, 410' E of
Rolling Road
(6217 Ethel Avenue)
1st Election District
1st Councilmanic District

Patricia Harrington Bell
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-353-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 6217 Ethel Avenue, located in the vicinity of Rolling Road in Catonsville. The Petition was filed by the owner of the property, Patricia Harrington Bell. The Petitioner seeks relief from Section 424.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the required 5-foot high fence (for a Class "A" Group Child Care Center) to be located 10 feet from the side and rear property lines in lieu of the required 20 feet. The subject property and relief sought are more particularly described on the site plan submitted which was marked into evidence as Petitioner's Exhibit 1.

The Petitioner has filed a Petition for Administrative Variance and the subject property posted. There being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 Deputy Zoning Commissioner, the information and pictures submitted provide sufficient facts that comply with the requirements of Section

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

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 B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18th day of April, 1996 that the Petition for Administrative Variance seeking relief from Section 424.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the required 5-foot high fence (for a Class "A" Group Child Care Center) to be located 10 feet from the side and rear property lines in lieu of the required 20 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at her 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 relief granted herein shall be rescinded.



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 4/18/96
By [Signature]

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 18, 1996

Ms. Patricia H. Bell
6217 Ethel Avenue
Catonsville, Maryland 21228

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Ethel Avenue, 410' E of Rolling Road
(6217 Ethel Avenue)
1st Election District - 1st Councilmanic District
Patricia Harrington Bell - Petitioner
Case No. 96-353-A

Dear Ms. Bell:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

✓ File

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Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 6217 Ethel Avenue
76-353-A which is presently zoned DR 5.5

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

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

Sec. 424.1B to Allow the Required 5' fence to be located at a distance of 10' from the property lines in lieu of the required 20'.

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

To Allow more space for recreation and play

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

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

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

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

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

MICROFILMED

Zoning Commissioner of Baltimore County

REVIEWED BY: _____ DATE: _____

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: 359

ORDER RECEIVED FOR FILING

Date

By

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 6217 Ethel Avenue
address
CATONSVILLE MD 21228-3804
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)

I AM REQUESTING ADMINISTRATIVE VARIANCE
IN boundary distance required from
PROPERTY line on each side of fenced-in
AREA so as to allow more space for
RECREATION AND PLAY.

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.

Patricia Harrington Bell
(signature)
Patricia Harrington Bell
(type or print name)



Patricia Harrington Bell
(signature)
Patricia Harrington Bell
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of March, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Patricia Harrington Bell

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/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

3.21.96
date

Blombery Tapper
NOTARY PUBLIC
Blombery Tapper
My Commission Expires: 1-10-99

96-353-A

ZONING DESCRIPTION FOR 6217 Ethel Avenue

Beginning at a point on the South side of

Ethel Avenue which is 50 feet

wide at the distance of 410' East of the

centerline of the nearest improved intersecting street

Rolling Road which is variable wide. *Being

Lot # 1, in the subdivision of Ivy Spring Terrace

as recorded in Baltimore County Plat Book # 59, Folio # 101

containing 7809 ~~4~~ Also known as 6217 Ethel Avenue and

located in the 1st Election District, 1st Councilmanic District.

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.: 359 Petitioner: Patricia Harrington Bell
Location: 6217 Ethel Ave

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Patricia Harrington Bell
ADDRESS: 6217 Ethel Ave
Catonsville Md 21228-3804
PHONE NUMBER: 744-7009

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-353-71

District

1st

Date of Posting

3/29/96

Posted for:

Administrative Variance

Petitioner:

Patricia Harrington Bell

Location of property:

6217 Ethel Avenue

Location of Signs:

Front Yard

Remarks:

Posted by

Jeffrey R. Larson / [Signature]

Signature

Date of return:

Number of Signs:

1

MICROFILMED

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

No. 07-013

~~96-352~~ A

DATE 21 Mar 96 ACCOUNT L-01-6110
den 359 CAN
AMOUNT \$ 85.00

RECEIVED FROM: Patricia Hingston Bell

FOR: Res VANCE 6217 FIDLA

MICROFILMED 06071#0266MICHRC 605.00
66 0003:45PM03-21-96

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

March 29, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-353-A (Item 359)
6217 Ethel Avenue
S/S Ethel Avenue, 410' E Rolling Road
Legal Owner: Patricia Harrington Bell

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 March 31, 1996. The closing date (April 15, 1996) 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: Patricia Harrington Bell

MICROFILMED





Baltimore County
Department of Permits and
Development Management

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

April 8, 1996

Ms. Patricia Harrington Bell
6217 Ethel Avenue
Catonsville, MD 21228-3804

RE: Item No.: 359
Case No.: 96-353-A
Petitioner: P. H. Bell

Dear Ms. Bell:

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 March 21, 1996.

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)



B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: March 28, 1996

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. 352, 354, 356, 357, 358, 359, 360, and 361

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

Prepared by:

Jeffrey Long

Division Chief:

Edna L. Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 04/02/96

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 APR. 01, 1996

Item No.: SEE BELOW

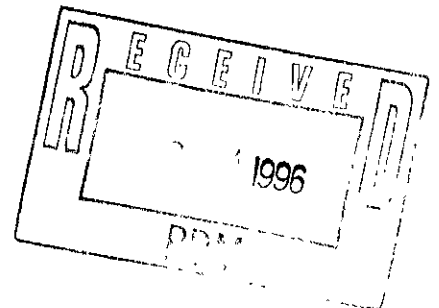
Zoning Agenda:

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: 351, 352, 354, 355, 356,
357, 358, 359, 360 AND 361.9

ENCLOSURE



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

cc: File

Printed with Soybean Ink
on Recycled Paper



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

3-29-96

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

RE: Baltimore County
Item No. 359 (CAM)

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

MICROFILMED

My telephone number is _____

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

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

TO: ZADM

DATE: 3-28-96

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: meeting of 4/1/96

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

Item #'s: 352

353

354

355

356

357

359✓

360

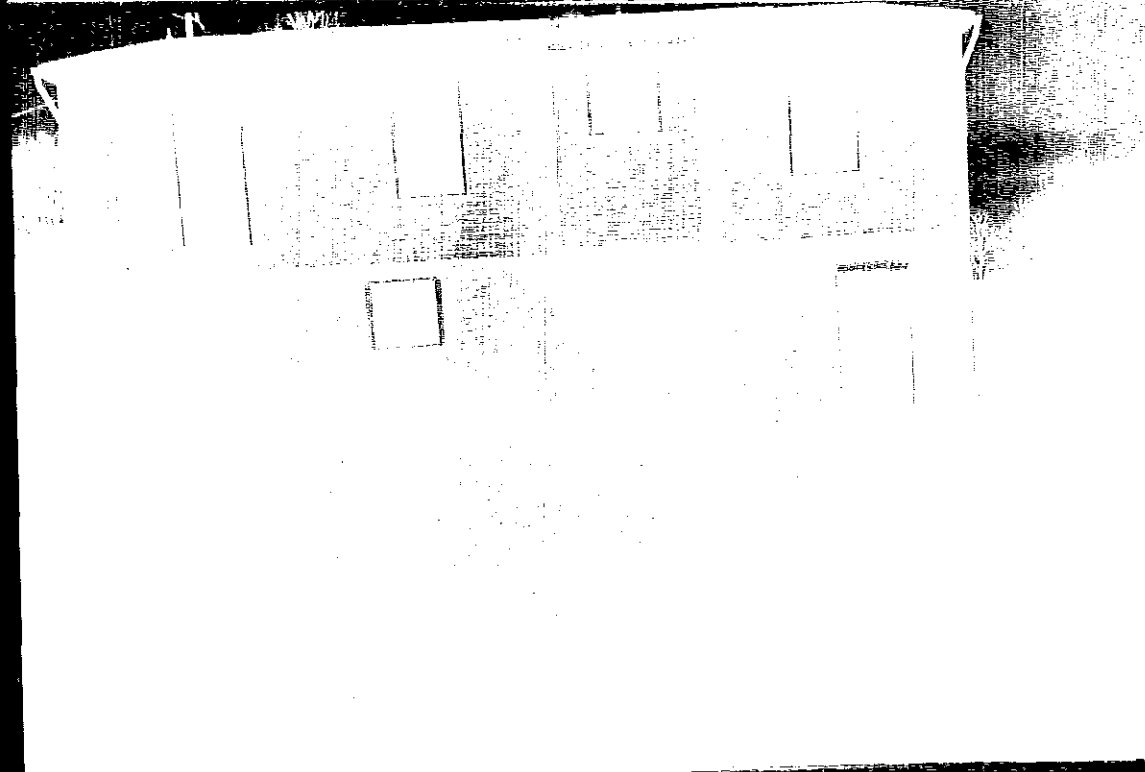
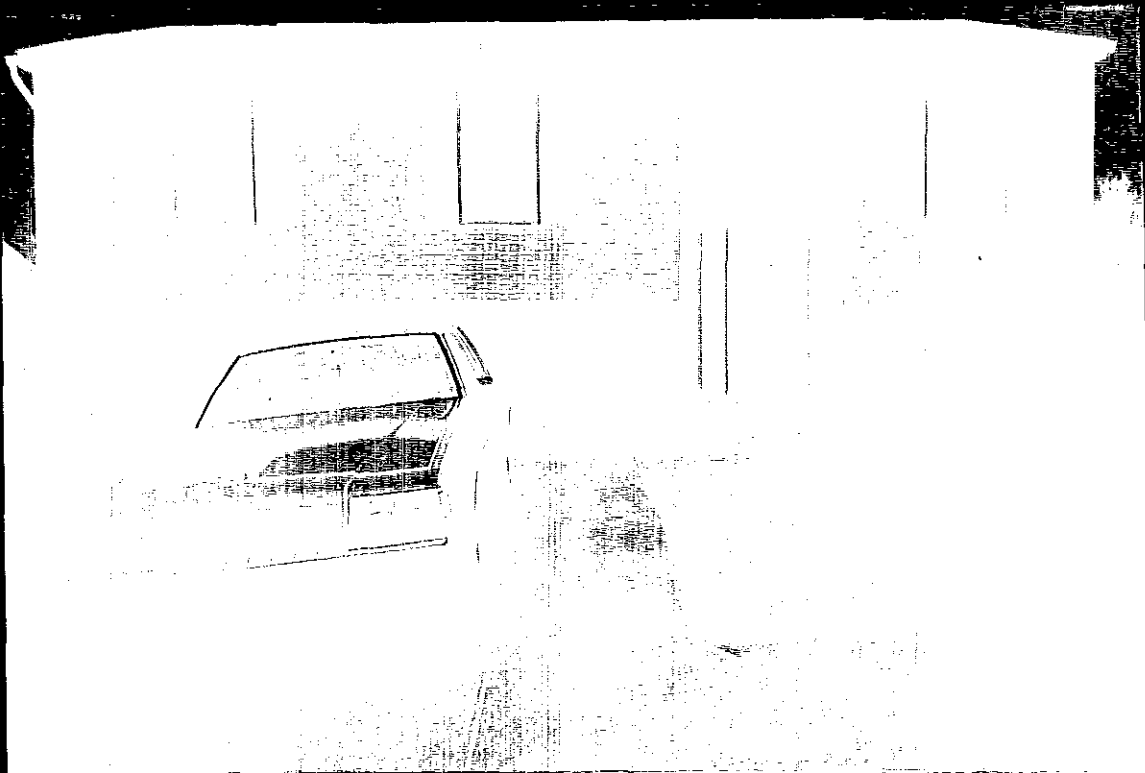
361

LS:sp

LETTY2/DEPRM/TXTSBP

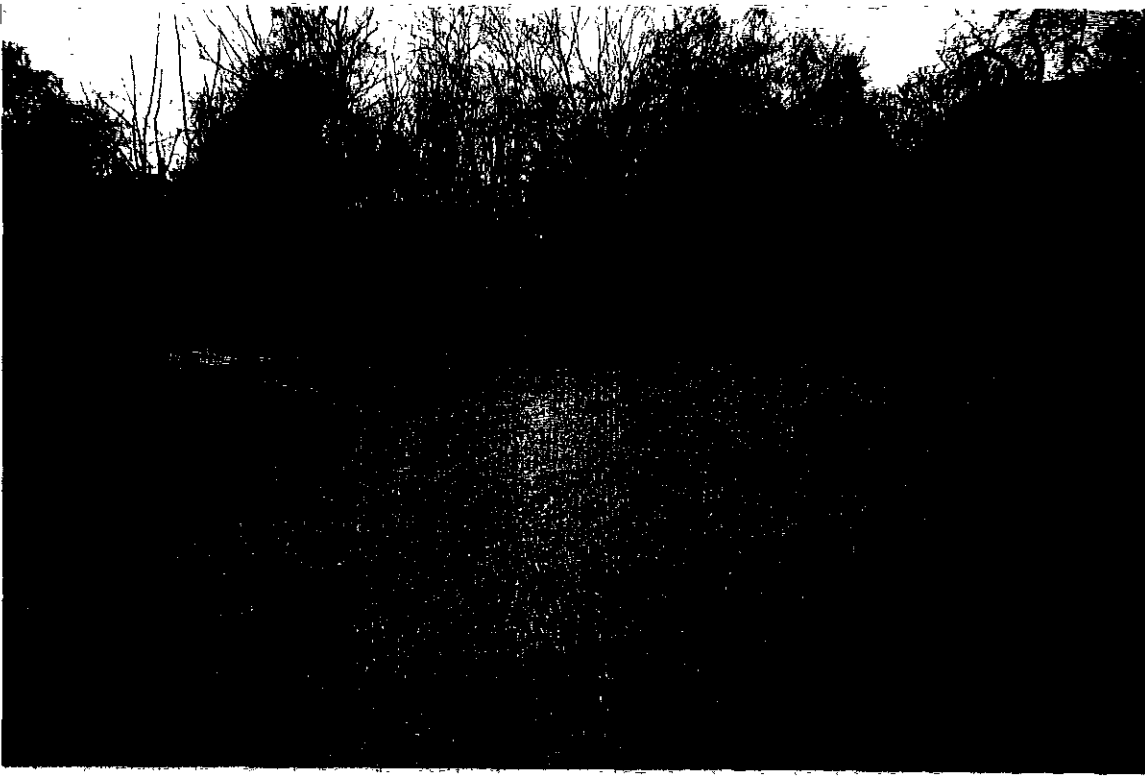
MICROFILMED

96-353-A



MICROFILMED

96-353-A



UNRECORDED

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner has 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 Deputy Zoning Commissioner, the information and pictures submitted provide sufficient facts that comply with the requirements of Section

1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at her 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 relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bis

Ms. Patricia H. Bell
6217 Ethel Avenue
Catonsville, Maryland 21228

RE: PETITION FOR ADMINISTRATIVE VARIANCE
5/5 Ethel Avenue, 410' E of Rolling Road
(6217 Ethel Avenue)
1st Election District - 1st Councilmanic District
Patricia Harrington Bell - Petitioner
Case No. 96-353-A

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel
File

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 Purchase Lease

Type or Print Name _____

Signature _____

Address _____

City _____ State _____ Zip Code _____

Attorney for Person(s)

Type or Print Name _____

Address _____ Phone No. _____

Signature _____

Address _____ Phone No. _____

City _____ State _____ Zip Code _____

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

Name _____

Address _____ Phone No. _____

Use two identical copies and affix, under the penalties of perjury, this true and legal content(s) of the property which is the subject of this document.

Color/General

PATRICIA HARRINGTON Be

Print name of owner

Patricia Harrington Be

Signature

Type or Print Name _____

Signature _____

6217 Ethel Ave (410) 744-7

Address Phone No

CATONSVILLE MD 21228-58

City State Zip Code

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

Name _____

Address _____ Phone No. _____

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

REVIEWED BY: _____ DATE: _____

Printed with Soybean Ink
on Recycled Paper

ITEM #: 359

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: 6217 Ethel Avenue
ADDRESS
CATONSVILLE MD 2122P
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)

Variance at the above address. (Indicate township or practice circuit.)

I AM REQUESTING ADMINISTRATIVE VARIANCE IN BOUNDARY DISTANCE REQUIRED FROM PROPERTY LINE ON EACH SIDE OF FORCED-IN AREA SO AS TO ALLOW MORE SPACE FOR RECREATION AND PLAY

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.

Patricia Harrington Bell  _____ (Signature) _____

PATRICIA HARRINGTON BELL _____ (Type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 21st day of March, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
Patricia Harrington Bell

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/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

3.21.96
DATE

D. Kimberly Tapper
NOTARY PUBLIC
D. Kimberly Tapper
My Commission Expires

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 128 Date of Posting 3/29/96
 Posted for: Administrative Variance
 Petitioner: Salvina Harrington Bell
 Location of property: 6817 Ethel Avenue
 Location of Sign: Back Yard
 Remarks: _____
 Posted by: John K. Kover Jr. School Date of return: _____
 Number of Signs: Signature

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

No. **0016813**
 76-352-A

DATE: **21 MAR 76** ACCOUNT: **2-001-6130**
40359 CASH
 AMOUNT: \$ **85.00**

RECEIVED FROM: **PATRICIA HARRINGTON-BELL**
 FOR: **RES VANCE 6217 ERLA**

014-11002-NAMICHC
 BA 0003-SFMO-21-96

\$85.00

DISTRIBUTION
 WRITE-CHECKER PNC-AGENCY TELLER-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

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 JARLON DIRECTOR

For newspaper advertising:
 Item No.: 359 Petitioner: Darcia Harrington Bell
 Location: 6217 Ethel Ave
 NAME FORWARD ADVERTISING BILL TO:
 NAME: Darcia Harrington Bell
 ADDRESS: 6217 Ethel Ave
Catonville Md 21228-3804
 PHONE NUMBER: 744-7009

 Printed with Soybean Ink on Recycled Paper



Baltimore County
Department of Permits and
Development Management

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

March 29, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-353-A (Item 359)
6217 Ethel Avenue
S/S Ethel Avenue, 410' E Rolling Road
Legal Owner: Patricia Harrington Bell

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 March 31, 1996. The closing date (April 15, 1996) 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 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 \$60.00 charge.

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

Arnold Jablon
Arnold Jablon
Director

cc: Patricia Harrington Bell

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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

April 8, 1996

Ms. Patricia Harrington Bell
6217 Ethel Avenue
Catonsville, MD 21228-3804

RE: Item No.: 359
Case No.: 96-353-A
Petitioner: P. H. Bell

Dear Ms. Bell:

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 March 21, 1996.

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)

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BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: March 28, 1996

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. 352, 354, 356, 357, 358, 359, 360, and 361

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

Prepared by: *Jeffrey Long*

Division Chief: *Carol L. Kern*

PK/JL

ITEM352A/PZ/ONE/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 04/02/96

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

RE: Property Owner: SEE BELOW

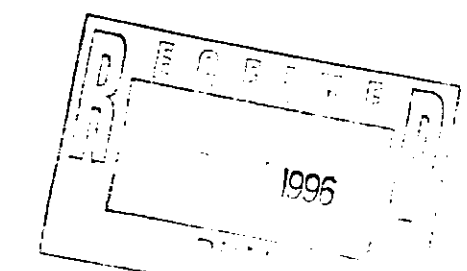
Location: DISTRIBUTION MEETING OF APR. 01, 1996

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: 351, 352, 354, 355, 356, 357, 358, 359, 360 AND 361.



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

cc: File
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on Recycled Paper



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. 352-361

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,

Ronald Burns
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

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

TO: ZADM

DATE: 3-28-96

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: meeting of 4/1/96

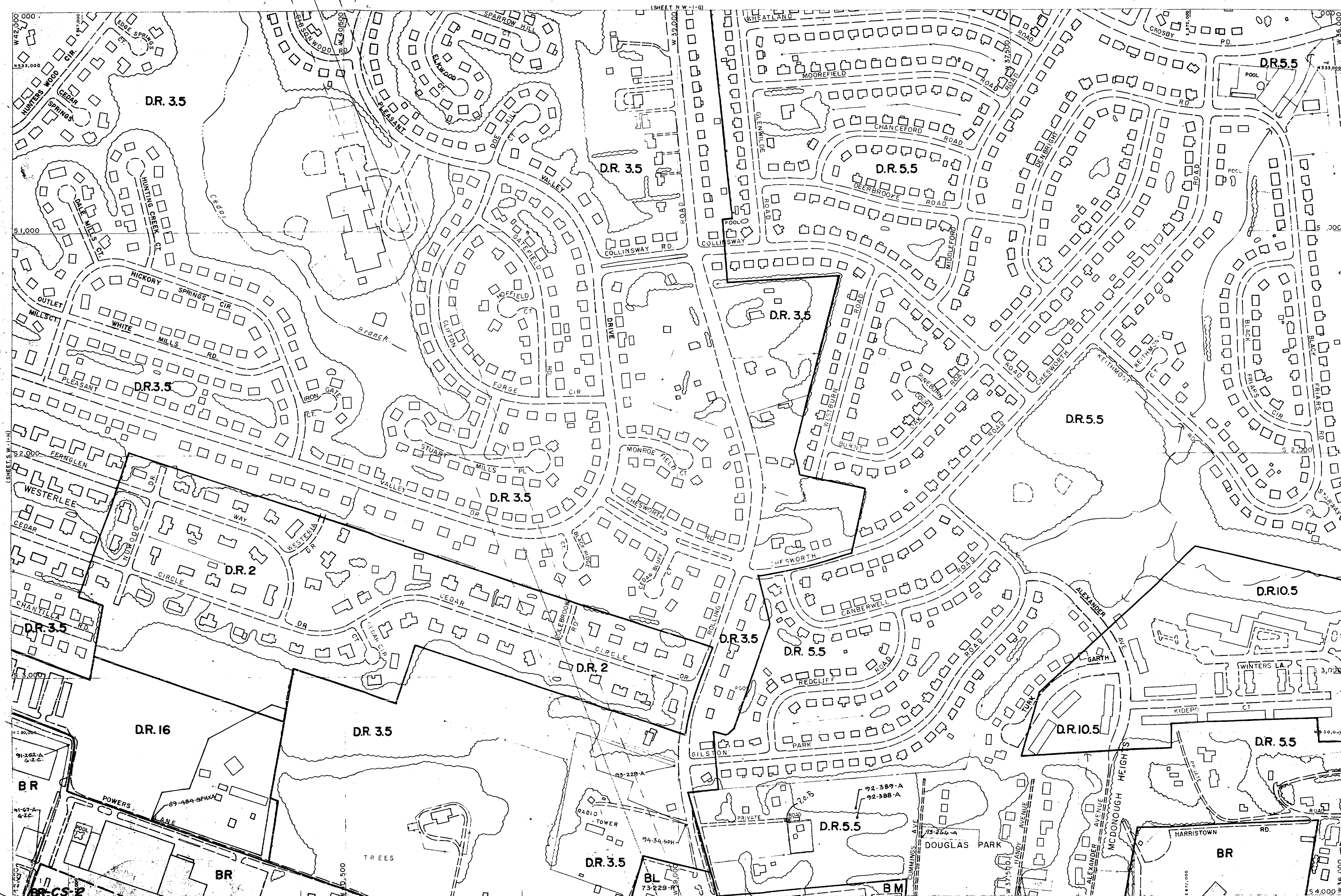
The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 352
353
354
355
356
357
359
360
361

LS:sp

LETTY2/DEPRM/TXTSBP





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

[Signature]
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

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

[Signature]
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORV, INC. BALTIMORE, MD. 21210

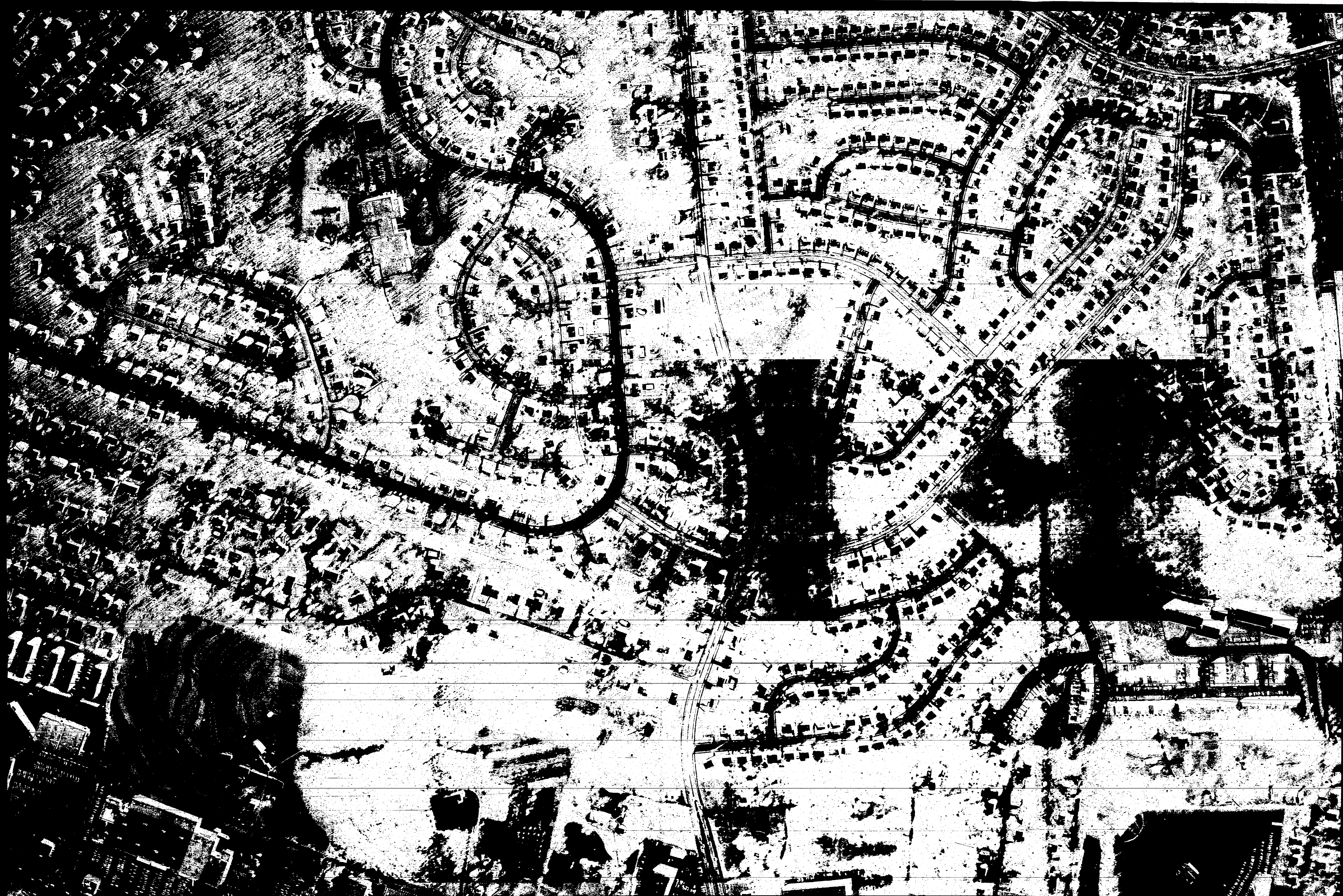
SCALE
1" = 200'

DATE OF PHOTOGRAPHY
JANUARY 1986

LOCATION
CATONSVILLE

SHEET
S. W.
1 - G

96-353-A



96-353-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

359

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

SCALE 1" = 200' ±	LOCATION CATONSVILLE	SHEET S.W. 1-G
DATE OF PHOTOGRAPHY JANUARY 1986		

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 6217 Ethel Avenue
 Subdivision name: IVY SPRING TERRACE
 plat book# 59, folio# 101, lot# 1, section# N/A
 OWNER: Potomac Herring & Bell

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

North
 date: _____
 prepared by: _____ Scale of Drawing: 1" = 30'

LOCATION INFORMATION

Election District: 1ST
 Councilmanic District: 1ST
 1"=200' scale map#: SW 19
 Zoning: DR 5.5
 Lot size: 0.179 7809
 acres square feet

Flood Zone: "C" public private
 SEWER: ☒ ☐
 WATER: ☒ ☐
 Chesapeake Bay Critical Area: ☐ ☒
 Prior Zoning Hearings: 87-106-A

Zoning Office USE ONLY!
 reviewed by: _____ ITEM #: _____ CASE#: _____
 CAM 359

96-353-A

Plat to accompany Application FOR --Class "A" Group Child Care Center Use Perm.--

PROPERTY ADDRESS: 6217 Ethel Avenue
 Subdivision name: IVY SPRING TERRACE
 plat book# 59, folio# 101, lot# 1, section# N/A
 OWNER: Potomac Herring & Bell

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

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Zoning Office USE ONLY!
 reviewed by: _____ ITEM #: _____ CASE#: _____
 CAM 359

5' STOCKADE FENCE LOCATION
 IF VARIANCE IS DENIED

Exhibit