

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
S/S Raynor Avenue, 250 ft. E of	* ZONING COMMISSIONER
c/l Dorchester Avenue	
709 Raynor Avenue	* OF BALTIMORE COUNTY
1st Election District	
1st Councilmanic District	* Case No. 96-414-A
Glenn J. Scrivnor, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Glenn J. Scrivnor and Kathryn L. Scrivnor, his wife, for that property known as 709 Raynor Avenue in the Ingleside Manor subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow a detached garage, in the side yard with a 2 ft. side setback in lieu of the rear yard and 2-1/2 ft., respectively. 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

By

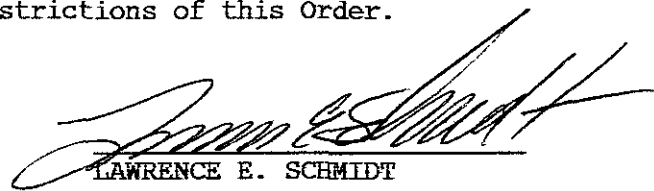
MICROFILMED

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 24th day of May 1996, that the Petition for a Residential Variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow a detached garage, in the side yard with a 2 ft. side setback in lieu of the rear yard and 2-1/2 ft., respectively, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date 5/24/96
By M. Spad

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 23, 1996

Mr. and Mrs. Glenn J. Scrivnor
709 Raynor Avenue
Catonsville, Maryland 21228

RE: Petition for Administrative Variance
Case No. 96-414-A
Property: 709 Raynor Avenue

Dear Mr. and Mrs. Scrivnor:

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.

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Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

96-414-A

709 Raynor Avenue

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)

400.1 to permit a garage in the side yard with a 2' side setback in lieu of the rear yard and 2 1/2', respectively.

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.

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):

Glenn J. Scriynor

(Type or Print Name)

Signature

Kathryn L. Scriynor

(Type or Print Name)

Signature

709 Raynor Ave. 410744-0028

Address

Work-442-5500

Catonsville, MD. 21228

City

State

Zipcode

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

Name

Address

Phone No.

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

Zoning Commissioner of Baltimore County

REVIEWED BY: *max*

DATE: 4/24/96

ESTIMATED POSTING DATE: 5/5/96



Printed with Soybean Ink
on Recycled Paper

ITEM #: 415

MICROFILMED

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.

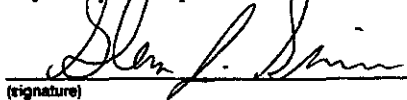
That the Affiant(s) does/do presently reside at 709 Raynor Avenue
address

Catonsville MD. 21228
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)

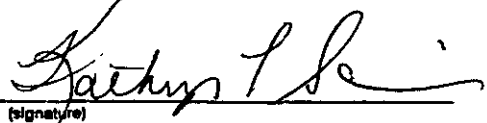
IF the GARAGE WAS ~~any~~ made ANY
smaller the car would not fit
into it. Rear yard too small for
garage

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.


(signature)

Glenn J. Scrivnor
(type or print name)




(signature)

Kathryn L. Scrivnor
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

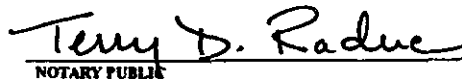
I HEREBY CERTIFY, this 18th day of April, 19 96, before me, a Notary Public of the State of Maryland, in and for the ~~County of Baltimore~~ County of Frederick, personally appeared

Glenn J. Scrivnor and Kathryn L. Scrivnor

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.

April 18, 1996
date


NOTARY PUBLIC

My Commission Expires: July 26, 1998

96-414-A

Zoning Description For:
709 RAYNOR AVE

Beginning on South side of Raynor Ave
is 40 Ft Right of Way AND 40 ft
West nearest Street Dorchester Ave
being 185.20 ft wide. Lot #23

Block 700 Sec. # 709 in Ingleside Manor
Plat # 14 Folio # 28 CONTAINING 5600sq
709 RAYNOR AVE.

IST Election Dist IST Councilman Dist.

250' E CL of Dorchester Ave
WPA

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415

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-444-A

District 137 Date of Posting 5/3/96

Posted for: Variances

Petitioner: Cheryl L. Kethly, Scrivener

Location of property: 709 Raynor Ave. S/S

Location of Sign: Facing Woodway on property being zoned

Remarks: MICROFILMED

Posted by M. Kethly Date of return: 5/10/96

Number of Signs: 1



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

No. 8 100

76-414-A

DATE 4/24/96 ACCOUNT 61-615

Item. 415

By: max

AMOUNT \$ 85.00

RECEIVED Glenn J. Scrivner - 709 Raynor Ave

FROM:

610- Res. Var. - \$ 50.00

080- 1 sign post - \$ 35.00

FOR:

\$ 85.00

MICROFILMED 24-30401-04-10000
DATE 02-13-96

485.00

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

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.: 415 Petitioner: Glenn J. Scrivner

Location: 709 Raynor Avenue

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Glenn J. Scrivner

ADDRESS: 709 Raynor Ave.

Catonsville, MD 21228

PHONE NUMBER: 744-0028





Baltimore County
Department of Permits and
Development Management

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

May 1, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-414-A (Item 415)
709 Raynor Avenue
S/S Raynor Avenue, 250' E of c/l Dorchester Avenue
1st Election District - 1st Councilmanic
Legal Owner(s): Glen J. Scrivnor and Kathyr L. Scrivnor

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

- 1) Your property will be posted on or before May 5, 1995. The closing date (May 20, 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: Glen J. Scrivnor and Kathryn L. Scrivnor

MICROFILMED





Baltimore County
Department of Permits and
Development Management

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

May 15, 1996

Glenn and Kathryn Scrivnor
709 Raynor Avenue
Catonsville, MD 21228

RE: Item No.: 415
Case No.: 96-414-A
Petitioner: Glenn Scrivnor, et ux

Dear Mr. and Mrs. Scrivnor:

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 May 2, 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is stylized with a large, looped "R" and a long, sweeping underline.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED



Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 04/16/96

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 MAY 06, 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: 410, 411, 413, 414, 415, 416,
417, 418, 419, 420, 421 AND 422.

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

cc: File

MICROFILMED

415
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

10
DATE: May 2, 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. 410-416 and 418-420 and 421 *9W-2*

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 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoﬀ
Administrator

5-1-96

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

RE: Baltimore County
Item No. 415 (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 410-545-5581 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

MICROFILMED

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

TO: PDM

DATE: 5-15-96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

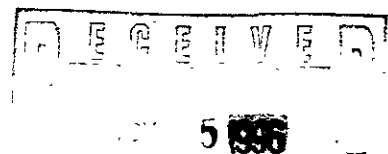
SUBJECT: Zoning Advisory Committee
Meeting Date: May 6, 1996

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

Item #'s:	410	420
	411	421
	412	422
	413	
	414	
	415	
	416	
	417	

RBS:sp

BRUCE2/DEPRM/TXTSBP



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PETITION PROBLEMS

#410 -- RT

1. Notary section is incomplete/incorrect.

#412 -- JJS

1. No title for person signing for legal owner.

#415 -- MJK

1. Is a violation - should not be filed as "administrative".

#416 -- JLL

1. No telephone number for legal owner.
2. No councilmanic district on folder.

#418 -- MJK

1. No original signatures on petition form.

#419 -- MJK

1. No original signatures on petition form.

#420 -- JJS

1. No review information on bottom of petition form.

#422 -- MJK

1. Need title of person signing for legal owner.
2. Need authorization for person signing for legal owner.
3. Need telephone number for legal owner.
4. Need attorney's signature.

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April 30, 1996



93-89-A

D.R. 16

72-219-R

915

D.R. 5.5

MANOR

DEL RAY

D.R. 16

RO

BL-OWS

D.R. 10.5

BL RO

D.R. 5.5



HOMWOOD
B.C.L.C.

HOMWOOD

MICROFILMED

EAST CATONS

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 709 Raynor Avenue

Subdivision name: Ingleside Manor

plat book# 14, folio# 28, lot# 23, section#

OWNER: Glenn & Kathryn . Scrivnor

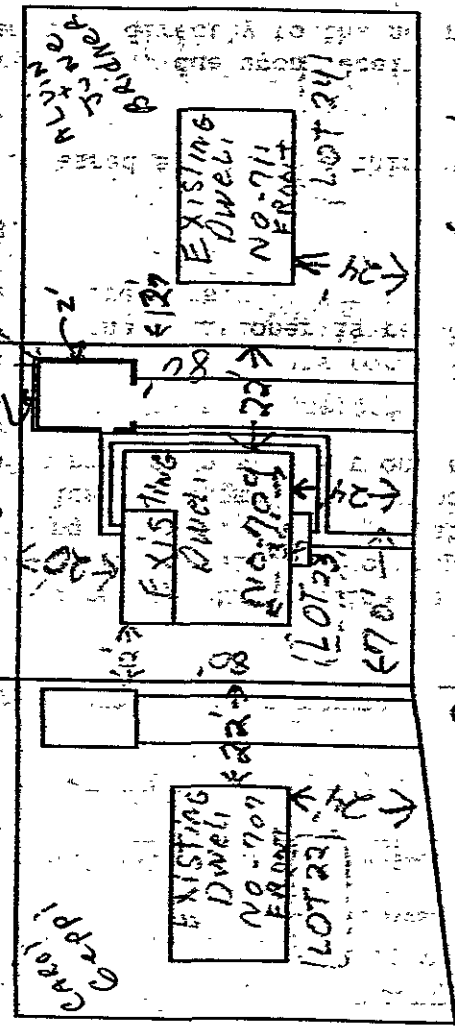
see pages 5 & 6 of the CHECKLIST for additional required information

Do Not

LINDA DR.

*PROPOSED
16' x 20' P.P.*

MICROFILMED



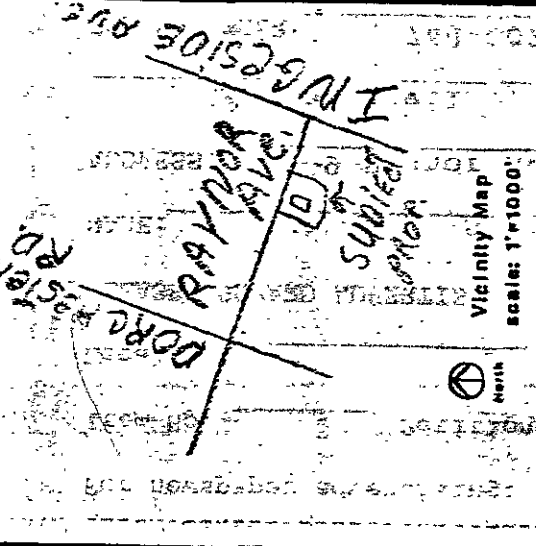
RAYNOR AVE (30' MAC 40' RW)



North

date: 4/20/96
prepared by: P.J.S.

Scale of Drawing: 1" = 40'



LOCATION INFORMATION

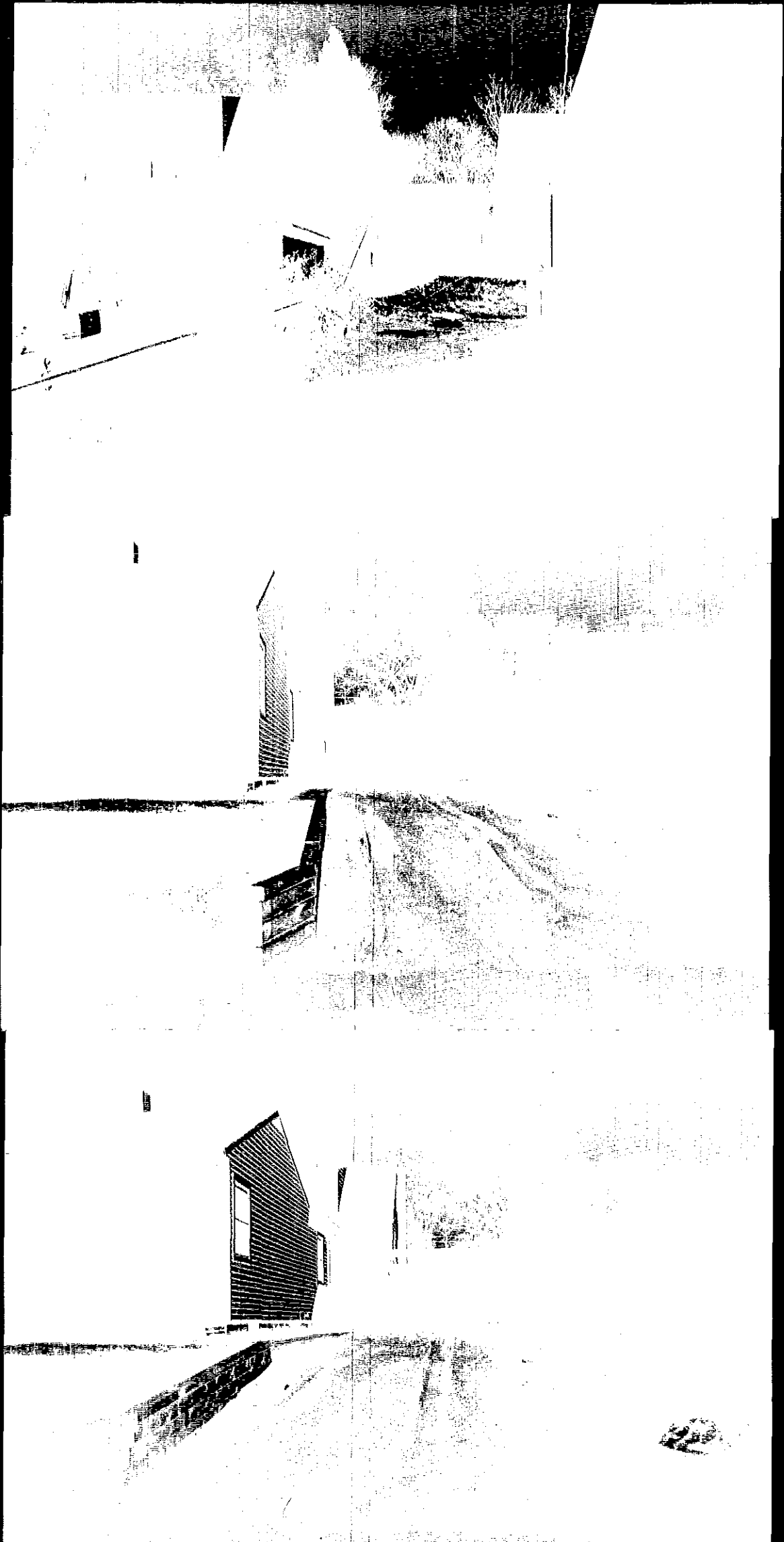
Election District: 1st
Councilmanic District: 1st
1"-200' scale map#: SW 2 F
Zoning: DR-5.5
Lot size: 0.128 acreage 5600 sq. ft.
square feet
SEWER: ☒ public ☐ private
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☐
Prior Zoning Hearings: none

Zoning Office USE ONLY

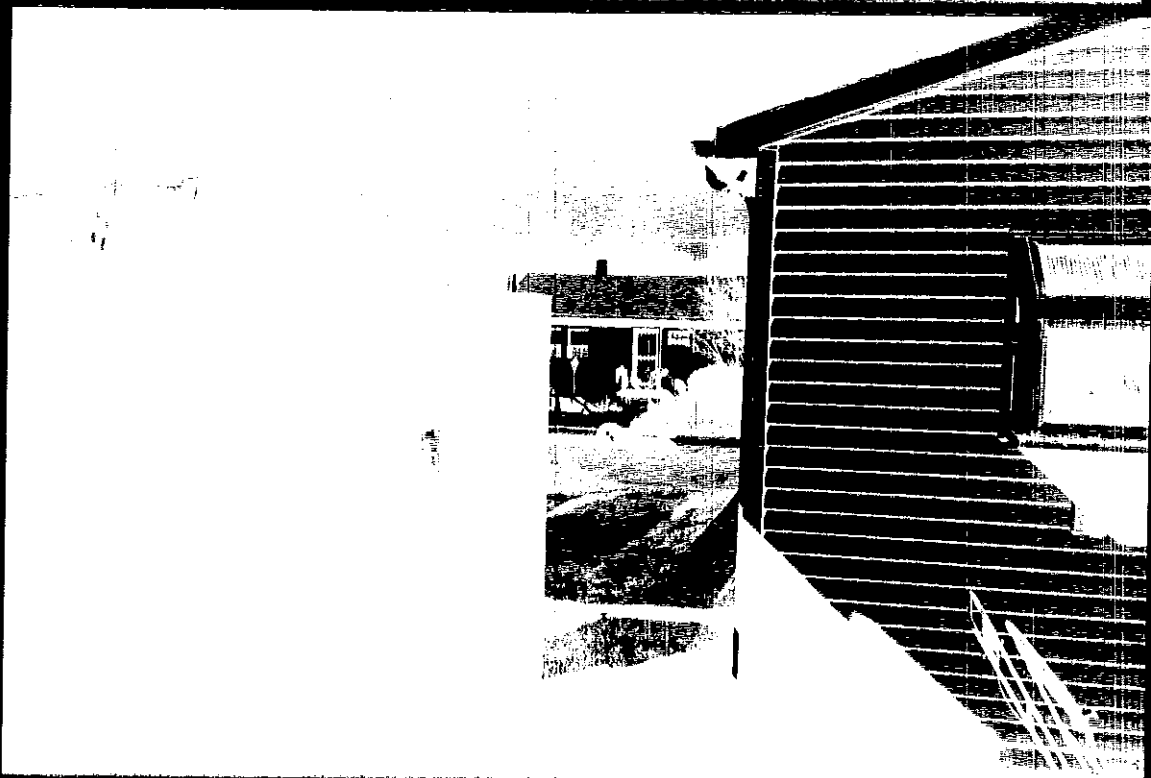
reviewed by: ITEM #: CASE#:

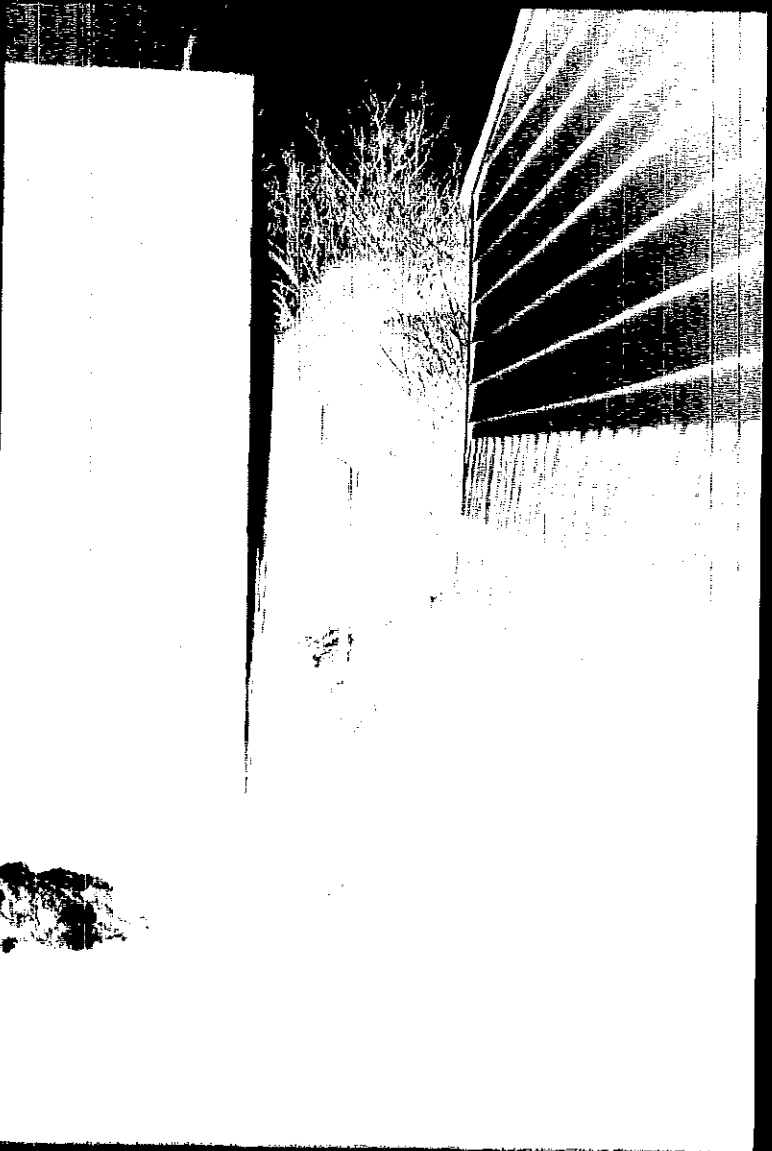
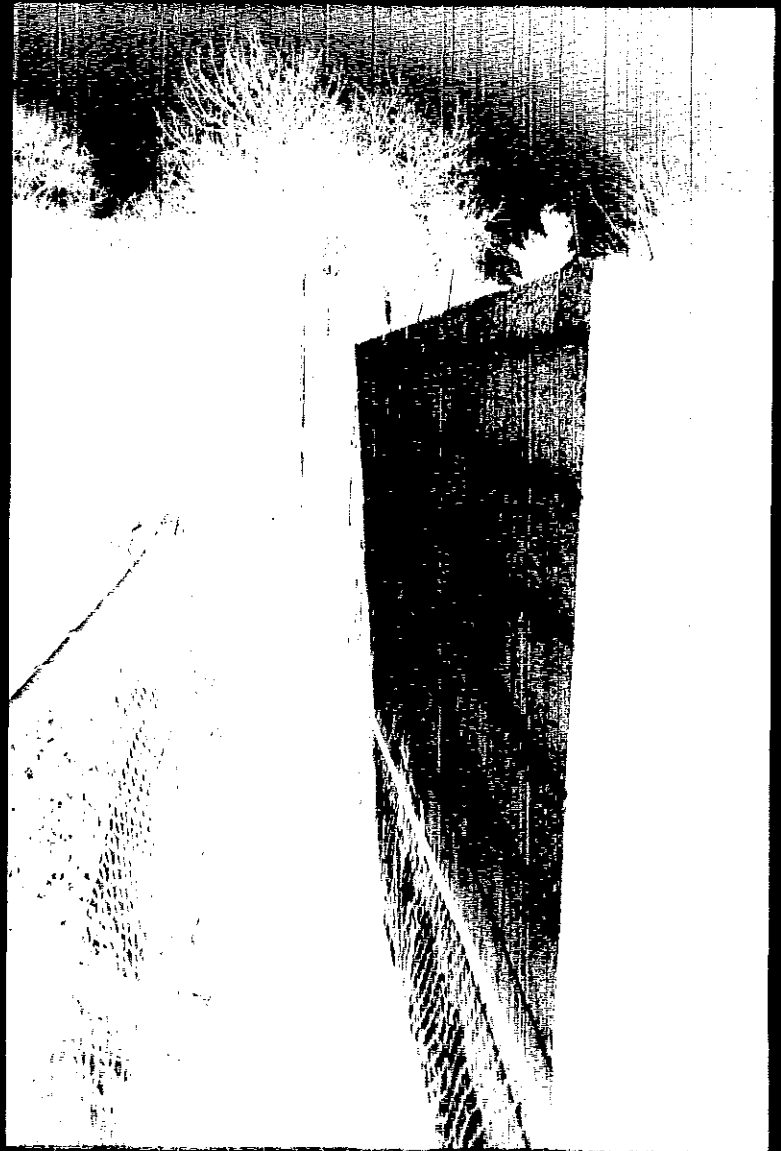
MM 415

96-414-A

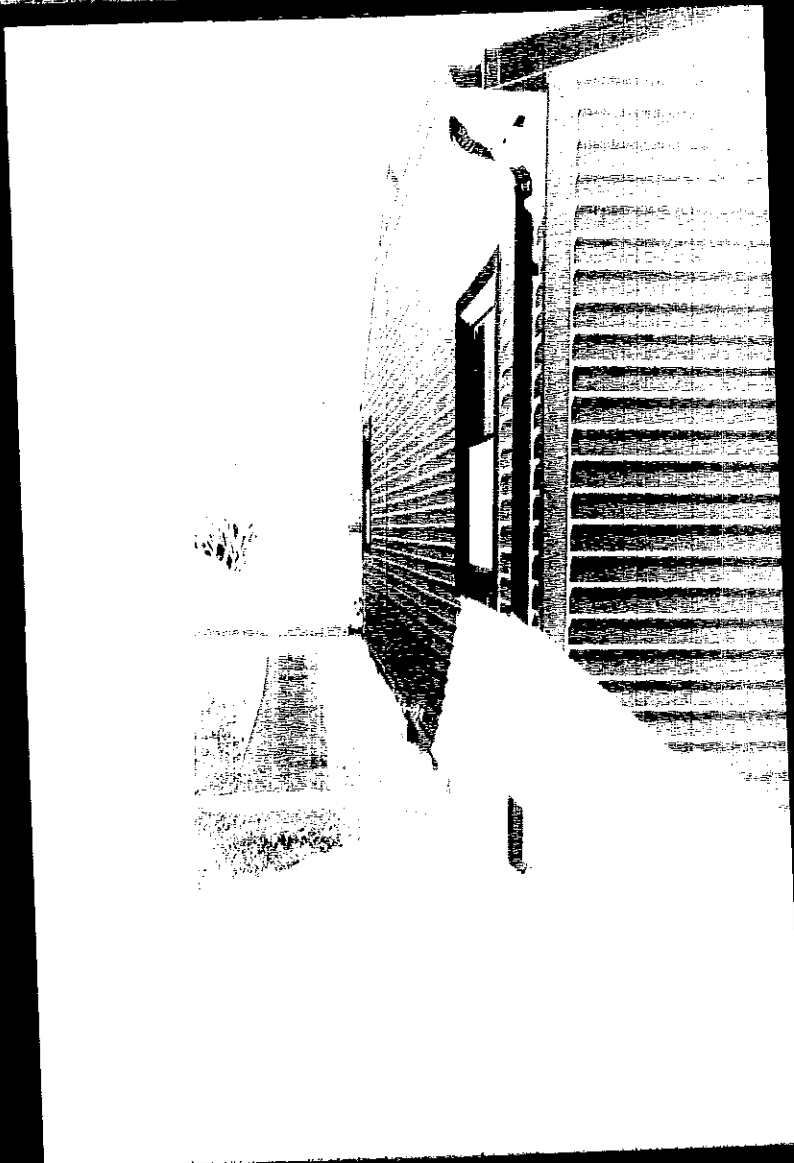
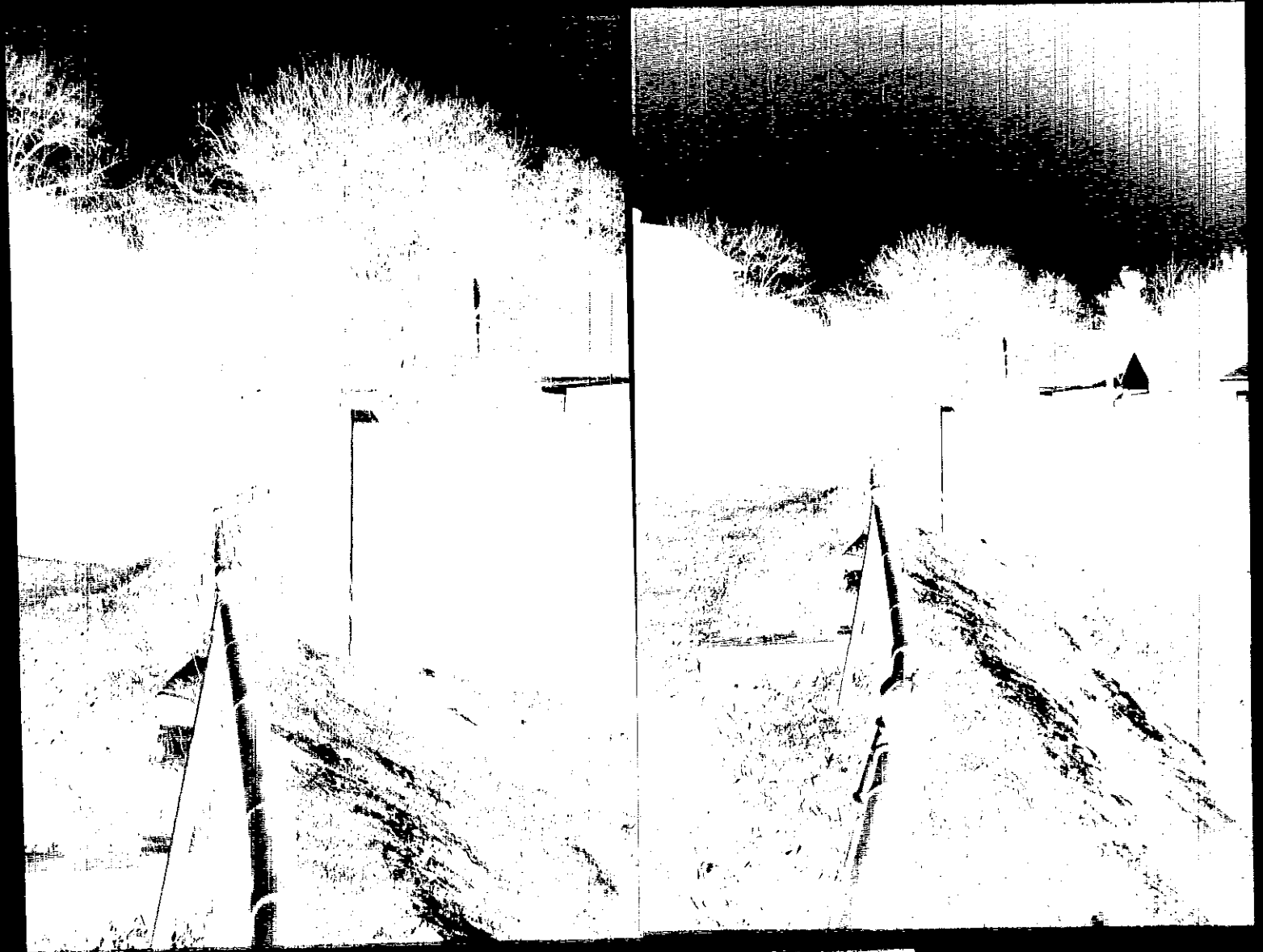


MICROFILMED





96-414-A



MICROFILMED

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
S/S Raynor Avenue, 250 ft. E of
c/l Dorchester Avenue
709 Raynor Avenue
1st Election District
1st Councilmanic District
Glenn J. Scrivnor, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-414-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Glenn J. Scrivnor and Kathryn L. Scrivnor, his wife, for that property known as 709 Raynor Avenue in the Ingleside Manor subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow a detached garage, in the side yard with a 2 ft. side setback in lieu of the rear yard and 2-1/2 ft., respectively. 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 23rd day of May 1996, that the Petition for a Residential Variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow a detached garage, in the side yard with a 2 ft. side setback in lieu of the rear yard and 2-1/2 ft., respectively, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 23, 1996

Mr. and Mrs. Glenn J. Scrivnor
709 Raynor Avenue
Catonsville, Maryland 21228

RE: Petition for Administrative Variance
Case No. 96-414-A
Property: 709 Raynor Avenue

Dear Mr. and Mrs. Scrivnor:

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,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
enc.



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 709 Raynor Avenue
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) 400.1 of the Baltimore County Zoning Regulations to allow a detached garage in the side yard of the property located at 709 Raynor Avenue in the 1st Election District of Baltimore County.

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

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.

Contact Person Name	Glenn J. Scrivnor
Type of Petition	Residential
Signature	<i>Glenn J. Scrivnor</i>
Address	709 Raynor Ave. Catonsville, MD 21228
City	Catonsville
State	MD
Zip Code	21228
Phone No.	
Signature	<i>Kathryn L. Scrivnor</i>
Address	709 Raynor Ave. Catonsville, MD 21228
City	Catonsville
State	MD
Zip Code	21228
Phone No.	

A Public Hearing has been scheduled and is to be held on the 1st day of June, 1996, at 7:00 PM, at the Zoning Commission Office, 400 Washington Avenue, Towson, Maryland 21204. The undersigned, legal owner(s) of the property, agree to attend the hearing and to be bound by the zoning regulations and restrictions of Baltimore County, adopted pursuant to the Zoning Law for Baltimore County.

REVIEWED BY: LES DATE: 5/23/96
ESTIMATED POSTING DATE: 5/23/96

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalty 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) alone 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 709 Raynor Avenue
Catonsville, MD 21228

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

IF THE GARAGE WAS MADE ANY SMALLER THE CAR WOULD NOT FIT INTO IT. REAR YARD TOO SMALL FOR GARAGE.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Glenn J. Scrivnor
Glenn J. Scrivnor
(Type or print name)

Kathryn L. Scrivnor
Kathryn L. Scrivnor
(Type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of April, 1996, before me, a Notary Public of the State of Maryland, in and for the County of BALTIMORE

Glenn J. Scrivnor and Kathryn L. Scrivnor

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.

April 18, 1996

Terry D. Radner
Terry D. Radner
Notary Public
My Commission Expires: July 26, 1998

Zoning Description FOR: 709 RAYNOR AVE

Beginning on South side of RAYNOR AVE
is 40 FT Right of Way AND 40 FT

West NEAREST STREET - DORCHESTER AVE
being 155.20 FT wide. L.C. = 23

Block 705 Sec # 709 in Ingleside Manor
Plot # 14 Folio # 33 CONTAINING 5600 sq

709 RAYNOR AVE.

1st Election Dist 1st Councilman Dist

650' E C/L of Raynor Ave

415

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 17 Date of Posting: 5/23/96

Posted for: Glenn J. Scrivnor

Petitioner: Glenn J. Scrivnor

Location of property: 709 Raynor Avenue

Location of Sign: 709 Raynor Avenue

Remarks:

Posted by: LES Date of return: 5/23/96

Number of Signs: 1

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

No. 96-414-A

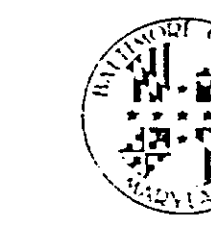
DATE: 5/23/96 ACCOUNT: 115

AMOUNT: \$

RECEIVED FROM: Glenn J. Scrivnor

FOR: 709 Raynor Avenue

VALIDATION ON 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/hearing 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 ENFORCEMENT OF ZONING ORDERS.

RECEIVED BY: Glenn J. Scrivnor

DATE: 5/23/96

FOR NEWSPAPER ADVERTISING:

From: Glenn J. Scrivnor

Location: 709 Raynor Avenue

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Glenn J. Scrivnor

ADDRESS: 709 Raynor Ave
Catonsville, MD 21228

PHONE NUMBER: 744-3428



Baltimore County
Department of Permits and
Development Management

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

May 1, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-414-A (Item 415)
709 Raynor Avenue
5/5 Raynor Avenue, 250' E of c/l Dorchester Avenue
1st Election District - 1st Councilmanic
Legal Owner(s): Glen J. Scrivner and Kathryn L. Scrivner

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

1) Your property will be posted on or before May 5, 1996. The closing date (May 20, 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) deem 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.

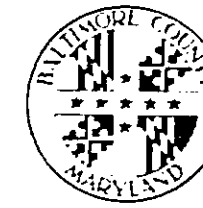
2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

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: Glen J. Scrivner and Kathryn L. Scrivner



Baltimore County
Department of Permits and
Development Management

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

May 15, 1996

Glenn and Kathryn Scrivner
709 Raynor Avenue
Catonsville, MD 21228

RE: Item No.: 415
Case No.: 96-414-A
Petitioner: Glenn Scrivner, et ux

Dear Mr. and Mrs. Scrivner:

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 May 2, 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,

M. Carl Richards, Jr.
M. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 04-16-96

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 MAY 05, 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 project.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 410, 411, 413, 414, 415, 416, 417, 418, 419, 420, 421 AND 422.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1105F

cc: File

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: May 2, 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. 410-416 and 418-422. *9/4/96*

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 887-3396.

Prepared by: *Jeffrey M. Long*

Division Chief: *Pat Keller*

PK:JC

ITEM/ICA FILE/CAZ



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. *415 (147K)*

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 410-545-5581 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

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

TO: PDM

DATE: *5-5-96*

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: *5/2/96*

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

Item #'s: *410 420*
411 421
412 422
413 423
414 424
415 425
416 426
417 427

RBS:sp
BRUCE2/DEPRM/TXTS8P

PETITION PROBLEMS

#410 --- RT

1. Notary section is incomplete/incorrect.

#412 --- JJS

1. No title for person signing for legal owner.

#415 --- MJK

1. Is a violation - should not be filed as "administrative".

#416 --- JLL

1. No telephone number for legal owner.
2. No councilmanic district on folder.

#418 --- MJK

1. No original signatures on petition form.

#419 --- MJK

1. No original signatures on petition form.

#420 --- JJS

1. No review information on bottom of petition form.

#422 --- MJK

1. Need title of person signing for legal owner.
2. Need authorization for person signing for legal owner.
3. Need telephone number for legal owner.
4. Need attorney's signature.

April 30, 1996



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 709 Raynor Avenue

Subdivision name: Indieside Manor

plat book # 14, folio # 28, lot # 23, section #

OWNER: Glenn & Kathryn Scrivner

LINDA DR.

PROPOSED 16'x20' APP.

RAYNOR AVE. (30' MAC 40' R/W)

North arrow pointing up.

Scale of Drawing: 1" = 40'

Prepared by: B.J.S.

DATE: 4/10/10

REVIEWED BY: MJK 4/15

LOCATION INFORMATION

Election District: 1st

Councilmanic District: 1st

1"-200" scale map: SW 2 F

Zoning: DR-5.5

Lot size: 0.128 acreage 5600 sq. ft.

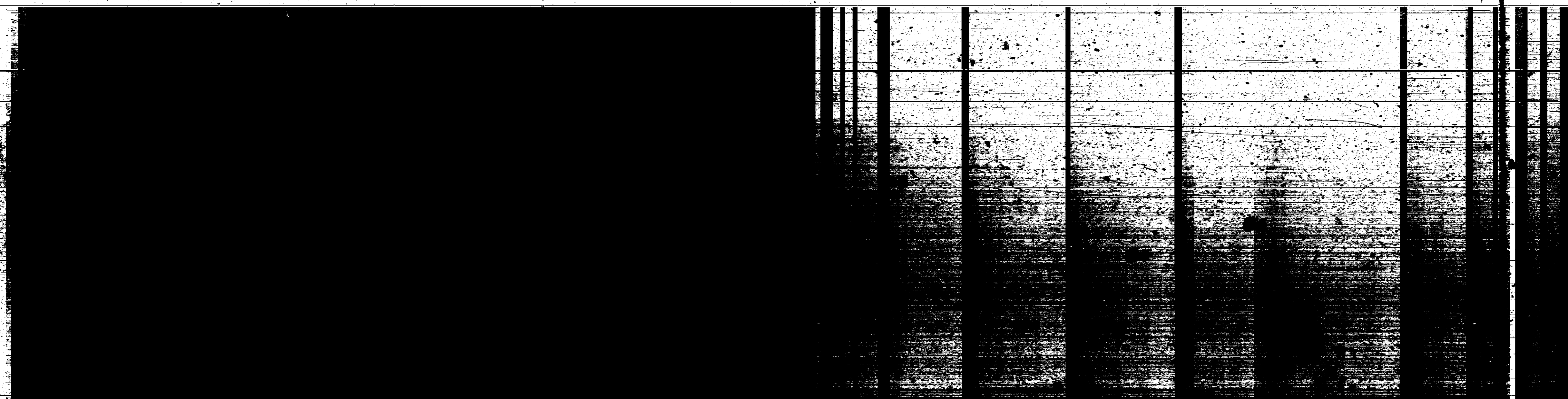
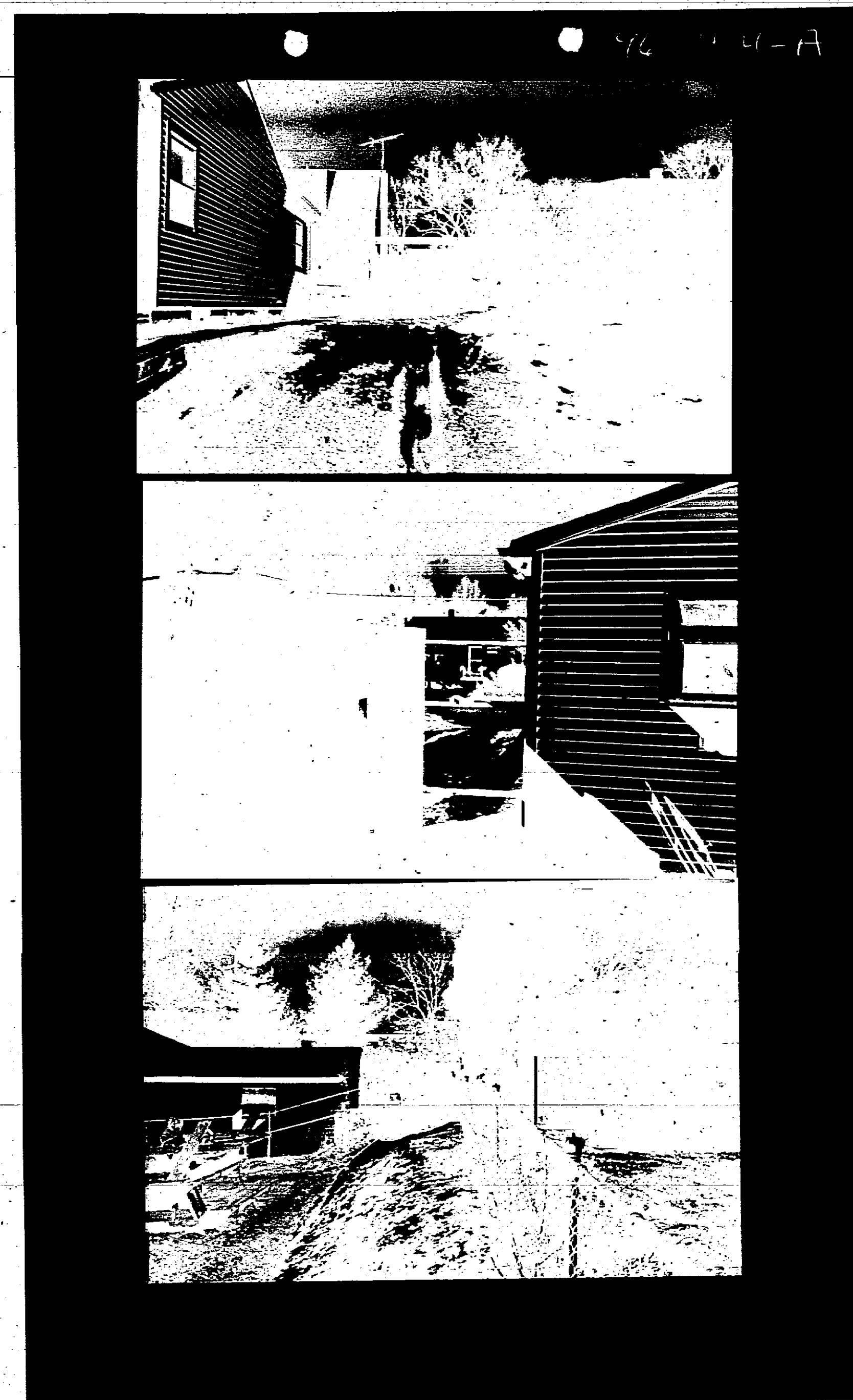
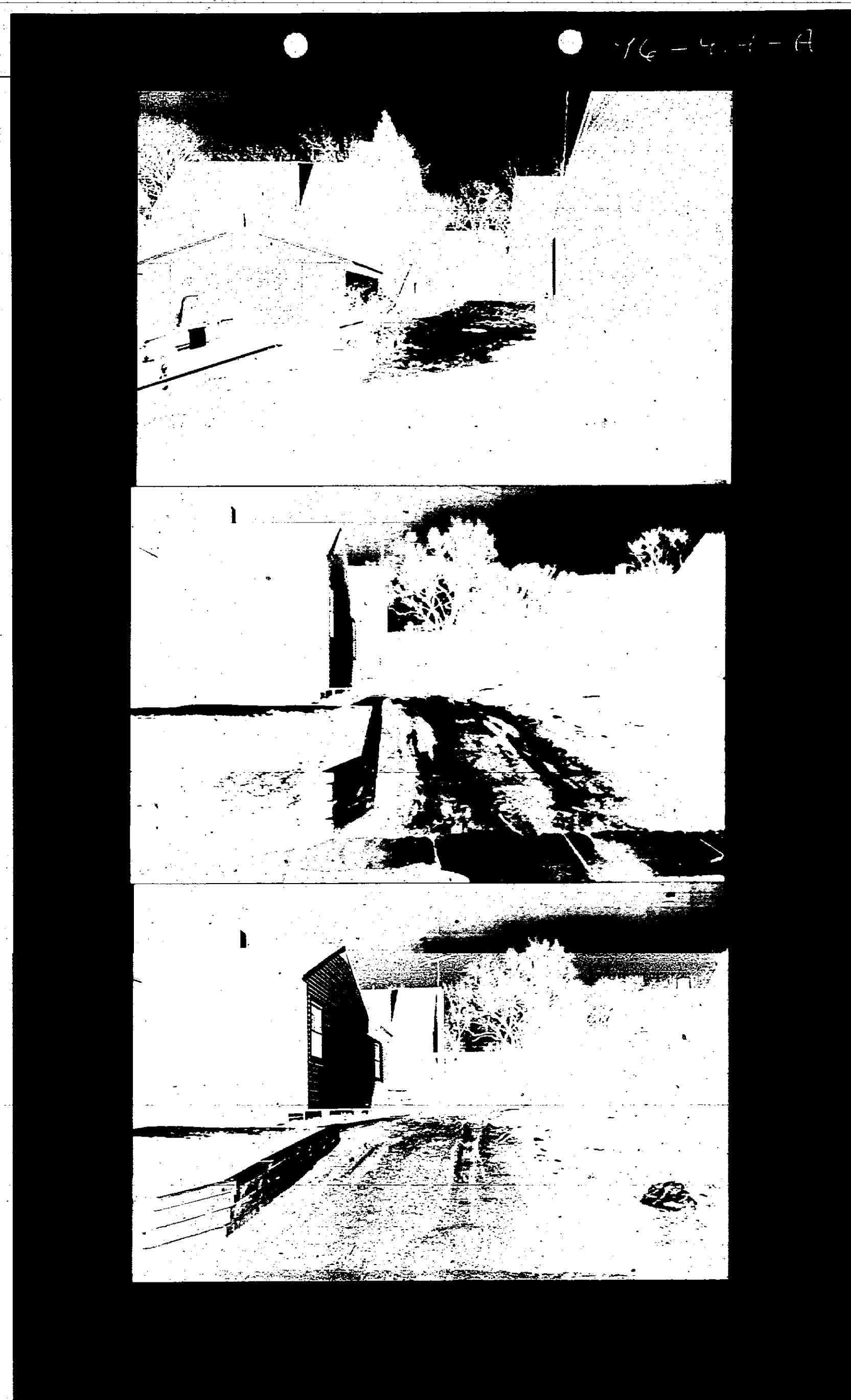
SEWER: ☒ WATER: ☒

Chesapeake Bay Critical Area: ☐

Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: ITEM #1 CASE #:



96-414-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE	LOCATION	SHEET
1" = 200' ±	CATONSVILLE	SW
DATE OF PHOTOGRAPHY JANUARY 1986	415	2-F