

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 N/S Halbert Avenue, 225 ft. W
 of c/l Horn Avenue * ZONING COMMISSIONER
 4308 Halbert Avenue
 11th Election District * OF BALTIMORE COUNTY
 5th Councilmanic District
 Legal Owner:Scottsdale Devel- * Case No. 96-512-A
 opment Partnership
 Contract Purchaser: Dennis
 White, Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the parcel known as 4308 Halbert Avenue (lot 17 of the White/Quelet property) in the 5th Councilmanic District of Baltimore County. The Petition is filed by Daniel E. McKew, Stephanie McKew, Jeff Duerbeck, Ruth Duerbeck, t/a Scottsdale Development Partnership, property owner, and Dennis White, Contract Purchaser. Variance relief is requested from Section 1B01.2.C.2.a. of the Baltimore County Zoning Regulations (BCZR) and V.B.5.a. of the CMDP to permit a distance from a tract boundary to a window of 23 ft. in lieu of required 35 ft.; and from V.B.5.b. of the CMDP to permit a distance from a tract boundary to a building of 23 ft., in lieu of the required 30 ft. Also requested is approval of an amendment of the Order issued in zoning case No. 94-203-A and approval to amend the last approved Final Development Plan for the White/Quelet property. Moreover, at the hearing, the variance requests were altered so as to allow a setback of as little as 21 ft., both from a window to a tract boundary and from a tract boundary to a building. This minor amendment was accepted.

Appearing at the public hearing held for this case was Richard E. Matz on behalf of Colbert, Matz and Rosenfelt, Inc., the engineers who prepared the plan. That site plan, marked as Petitioners' Exhibit No. 1,

ORDER RECEIVED FOR FILING

Date

By

8/1/96
 M. Gorkh

MICROFILMED

clearly depicts the subdivision and property. Also present was Dennis E. White, Contract Purchaser. There were no Protestants or other interested persons present.

The Zoning Commissioner is familiar with this subdivision and property because of a decision rendered in a prior zoning case, No. 94-203-A. In that case, variance relief was granted for a series of lots within the proposed lot 17 subdivision. The Findings of Fact and Conclusions of Law issued in that case are incorporated herein as appropriate. The matter now comes before me for consideration of one of the individual lots (lot 17) within the subdivision. This lot is at the northeast corner of the tract and is presently undeveloped. Mr. White is purchasing the property and wishes to construct a single family dwelling thereon. As shown on the site plan, the lot is irregularly shaped, thus making strict adherence to the setback requirements to the tract boundary impossible. Although the Petitioner will situate the house towards the front of the lot and away from the tract boundary at issue, variance relief is still necessary. As indicated above, the Petitioner amended the request at the hearing, seeking approval for a 21 ft. setback in lieu of the 23 ft. shown on the site plan. This modification was requested so as to increase the distance between the proposed dwelling and the newly constructed dwelling on lot 16.

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioner has produced the requisite testimony and evidence to satisfy the burden set forth in Section 307 of the BCZR. The irregular shape of the lot constitutes a unique characteristic of the property which justifies approval of the variance relief. Moreover, strict adherence to the regulations would result in a practical difficulty upon the Petitioner.

OFFICE OF THE ZONING COMMISSIONER
8/1/96
Dennis E. White
Contract Purchaser

MAILED 10/1/96

The variance can be granted without detriment to the surrounding neighborhood.

A final comment is in order about the Zoning Plans Advisory Committee comment from the Development Plans Review Division. That comment suggests certain restrictions and modifications to the grant of variance relief. However, an examination of that comment reveals that the lot subject to that comment are not at issue in this case. That is, the requested variance in this matter pertains only to lot No. 17 which is being acquired by Mr. White. In that the comments do not relate to that specific lot, I decline to incorporate them as a condition precedent to the relief requested in this case. The Developer of the tract, however, is advised that compliance with the restrictions provided in the prior case is mandatory.

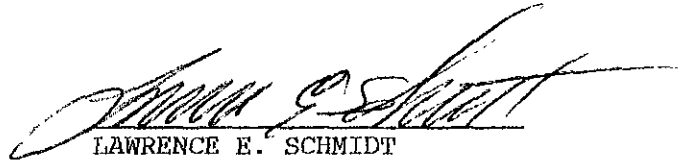
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of August, 1996 that a variance from Section 1B01.2.C.2.a. of the Baltimore County Zoning Regulations (BCZR) and V.B.5.a. of the CMDP to permit a distance from a tract down boundary to a window of 23 ft. in lieu of required 35 ft.; and from V.B.5.b. of the CMDP to permit a distance from a tract boundary to a building of 23 ft., in lieu of the required 30 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that approval of an amendment of the Order issued in zoning case No. 94-203-A and approval to amend the last approved Final Development Plan for the White/Quelet property, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

ORDER FROM THE CLERK
DATE 8/1/96
BY Mr. Ford

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 1, 1996

Mr. Dennis White
9406 Gunview Road
Baltimore, Maryland 21236

Mr. Jeff Duerbeck, Managing Partner
Scottsdale Development Partnership
P.O. Box 211
Phoenix, Maryland 21131

RE: Case No. 96-512-A
Petition for Zoning Variance
Dennis White, Contract Purchaser
Scottsdale Development Partnership, Legal Owner
Lot No. 17 - 4308 Halbert Avenue

Gentlemen:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restriction, 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 cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

MICROFILMED



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4708
4224 Halbert Avenue

96-512-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) 1B01.2.C.2.a of the BCZR and V.B.5.a of the CMDP to permit a distance from a tract boundary to a window of 23 ft. in lieu of the required 35 ft., and V.B.5.b. of the CMDP to permit a distance from a tract boundary to a building of 23 ft. in lieu of the required 30 ft., and to amend the previous zoning order in Case No. 94-203-A, AND TO AMEND THE LAST APPROVED FDP

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

The lot in question is triangular in shape which constricts the building envelope along one side of the house. The requested variance in no way impacts adjoining houses.

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:

Dennis White

(Type or Print Name)

Signature

9406 Gunview Road

Address

Baltimore, MD 21236

City

(410) 256-8431

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

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.

Legal Owner(s) Daniel E. McKew, Stephanie McKew,
Jeff Duerbeck, Ruth Duerbeck T/A Scottsdale
Development Partnership

(Type or Print Name)

Signature

Jeff Duerbeck, Managing Partner

(Type or Print Name)

Signature

P. O. Box 211

Address

Phone No.

Phoenix

MD

21131

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Richard E. Matz

Colbert Matz Rosenfelt, Inc.

Name

3723 Old Court Road #206

653-3838

Baltimore, MD 21208

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

6/26/96

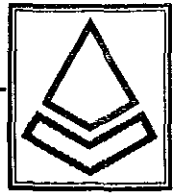


MICROFILMED



Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



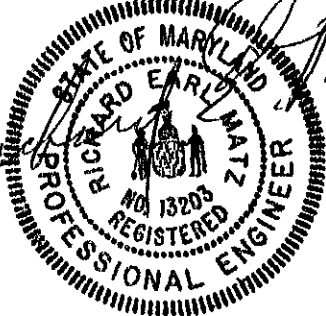
ZONING DESCRIPTION
4308 HALBERT AVENUE
11TH ELECTION DISTRICT COUNCILMANIC DISTRICT 5

96-512-A

BEGINNING AT A POINT ON THE NORTH SIDE OF HALBERT AVENUE WHICH IS 50 FEET WIDE, AT A DISTANCE OF 225 FEET SOUTH OF THE CENTERLINE OF HORN AVENUE WHICH IS 50 FEET WIDE, BEING LOT NO. 17 IN THE SUBDIVISION WHITE PROPERTY AND QUELET PROPERTY AS RECORDED IN BALTIMORE COUNTY PLAT BOOK NO. 67, FOLIO NO. 42.

CONTAINING 0.226 ACRES OR 984.5 SQUARE FEET.

I:\JOBS\930865.DES 6-25-96


6/25/95

514

MICROFILMED

3723 Old Court Road, Suite 206 Baltimore, Maryland 21208
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 96-512-A
Towson, Maryland

District: 148

Date of Posting: 7/6/96

Posted for: various

Petitioner: Dennis White & Scottsdale Development Partnership

Location of property: 4302 Heibert Hwy

Location of Sign: Facing roadway on property being zoned

Remarks: _____

Posted by: _____

Signature

Date of return: 7/12/96

Number of Signs: 1

MICROFILMED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #96-512-A
(Item 514)

4308 Halbert Avenue
N/S Halbert Avenue, 225 W of
of Horn Avenue
11th Election District
5th Councilmanic
Legal Owner(S):
Scottsdale Development
Partnership
Contract Purchaser:
Dennis White

Variance: to permit a distance from a tract boundary to a window of 23 feet in lieu of the required 35 feet to permit a distance from a tract boundary to a building of 23 feet in lieu of the required 30 feet and to amend the previous zoning order in case #94-203-A, and to amend the last approved FDP.

Hearing: Friday, July 26, 1996
at 2:00 p.m. in Rm. 106,
County Office Building.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.
(2) For information concerning the File and/or Hearing, Please Call 887-5391.

7/031 July 4 C64338

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/5, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/4, 1996.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

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

No. 022066

DATE 6/24/94 ACCOUNT 91-615

BY: MAX AMOUNT \$ 85.00
BY: 514 4308

RECEIVED W.H.L. Bonds - 4308 Libert Ave
FROM: 010 - Res Ver. - 850.00
020 - 1500 - 1350.00

FOR:

DS
Sign

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

TO: PUTUXENT PUBLISHING COMPANY
July 4, 1996 Issue - Jeffersonian

Please forward billing to:

Dennis White
9406 Gunview Road
Baltimore, Maryland 21236
256-8431

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-512-A (Item 514)
4308 Halbert Avenue
N/S Halbert Avenue, 225' W of c/l Horn Avenue
11th Election District - 5th Councilmanic
Legal Owner(s): Scottsdale Development Partnership
Contract Purchaser: Dennis White

Variance to permit a distance from a tract boundary to a window of 23 feet in lieu of the required 35 feet; to permit a distance from a tract boundary to a building of 23 feet in lieu of the required 30 feet; and to amend the previous zoning order in case #94-203-A; and to amend the last approved FDP.

HEARING: FRIDAY, JULY 26, 1996 at 2:00 p.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



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 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.: 514 Petitioner: Dennis White

Location: 4308 Halbert Avenue

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Dennis White

ADDRESS: 9406 Gunvic Road

Baltimore MD. 21236

PHONE NUMBER: (410) 256-8431

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Baltimore County
Department of Permits and
Development Management

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

June 28, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-512-A (Item 514)
4308 Halbert Avenue
N/S Halbert Avenue, 225' W of c/l Horn Avenue
11th Election District - 5th Councilmanic
Legal Owner(s): Scottsdale Development Partnership
Contract Purchaser: Dennis White

Variance to permit a distance from a tract boundary to a window of 23 feet in lieu of the required 35 feet; to permit a distance from a tract boundary to a building of 23 feet in lieu of the required 30 feet; and to amend the previous zoning order in case #94-203-A; and to amend the last approved FDP.

HEARING: FRIDAY, JULY 26, 1996 at 2:00 p.m. in Room 106, County Office Building.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Scottsdale Development Partnership/Jeff Duerbeck
Dennis White
Richard Matz

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

UNRECORDED





Baltimore County
Department of Permits and
Development Management

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

July 24, 1996

Mr. Jeff Duerbeck
Scottsdale Development Partnership
P.O. Box 211
Phoenix, MD 21131

RE: Item No.: 514
Case No.: 96-512-A
Petitioner: Jeff Duerbeck, et al

Dear Mr. Duerbeck:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 26, 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 Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED





BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

[Signature]
DIRECTOR

[Signature]
BUILDINGS ENGINEER

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

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: July 16, 1996

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 For July 15, 1996
 Item No. 514

The Development Plans Review Division has reviewed the subject zoning item. A revised Final Landscape Plan must be submitted and approved.

Revise the planting design to conform with the revised planting restrictions for stormwater management facilities.

Note on the plan that the required stormwater management safety fence will be black vinyl coated on the post, frame and fabric.

Revise the sidewalk/street tree location to conform with the attached specification.

The 30-inch Caliper Specimen Oak and the 48-inch Caliper Specimen Maple located on lot #11 are required to be saved. They should be noted on all revised plans to be saved.

RWB:HJO:jrb

Attachment

cc: File

ZONE17B

MICROFILMED

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: July 9, 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. 497, 501, 509, 510, 512, 514, 515, 517, 518, 519 and 520

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:

Carol L. Kerns

PK/JL

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

TO: PDM

DATE: 7-9-96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: 7-8-96

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

Item #'s:	510	521
	511	522
	513	523
	(514)	524
	515	525
	516	
	517	
	519	

RBS:sp

BRUCE2/DEPRM/TXTSBP

R. Bruce Seeley
7-9-96

BRUCE2/DEPRM/TXTSBP

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 07/12/96

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

RE: Property Owner: PAUL E. FEILD, JR.

Location: E/S HARFORD RD., 510' FROM CENTERLINE SUNSHINE AVE.
(12619 HARFORD RD.)

Item No.: 509

Zoning Agenda: VARIANCE

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: 510, 511, 512, 513, 514, 515,
516, 517, 518, 519, 520, 521, 522, 523, 524 AND 525.

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

cc: File





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

7-19-96

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

RE: Baltimore County
Item No. 514 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not effected 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 plan.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____

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

Main Address: P.O. Box 317 - Baltimore, MD 21203-0317

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PETITION PROBLEMS

#514 --- MJK

1. No telephone number for legal owner.
2. No special hearing fee was charged to amend the FDP.

#515 --- MJK

1. No special hearing fee was charged to amend the FDP.

#517 --- JCM

1. No legal owner information - no name, address, telephone number, or signature.
2. No acreage on folder.
3. Petition refers to a letter -- where is the letter?

#520 --- JJS

1. Notary section incomplete - only one signature notarized.

#522 --- JJS/WCR

1. No signature for legal owner.
2. No telephone number for legal owner.
3. No original signature for contract purchaser.
4. No original signature for attorney.
5. No councilmanic district on folder.

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July 2, 1996

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

August 20, 1996

(410) 887-4386

Mr. Dennis White
9406 Gunview Road
Baltimore, Maryland 21236

Mr. Jeff Duerbeck, Managing Partner
Scottsdale Development Partnership
P.O. Box 211
Phoenix, Maryland 21131

RE: Case No. 96-512-A
Petition for Zoning Variance
Dennis White, Contract Purchaser
Scottsdale Development Partnership, Legal Owner
Lot No. 17 - 4308 Halbert Avenue

Gentlemen:

Confirming our telephone conversation of August 19, 1996, please be advised that my Order dated August 1, 1996, regarding the above captioned case, should be amended to reflect the fact that the variance to allow a setback, both from a window to a tract boundary and from a tract boundary to a building, can be as little as 21 ft. rather than 23 ft.

I have enclosed a copy of this letter into the case file (96-512-A) to incorporate this amendment into my Order dated August 1.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

UNRECORDED



RE: PETITION FOR VARIANCE
4308 Halbert Avenue, N/S Halbert Avenue,
225' W of c/l Horn Avenue, 11th
Election District, 5th Councilmanic

*

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Legal Owner(s): Scottsdale Devel. Partnership
Contract Purchaser: Dennis White
Petitioners

*

*

CASE NO. 96-512-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of July, 1996, a copy of the foregoing Entry of Appearance was mailed to Richard E. Matz, Colbert, Matz, Rosenfelt, Inc., 3723 Old Court Road, #206, Baltimore, MD 21208, representative for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

MICROFILMED

AMPAD
EFFICIENCY®



TO _____
Date _____
8/19
Time 8:55 PM
☒ AM
☐ PM

WHILE YOU WERE OUT

M
of
Phone () _____
Area Code _____
Number _____
Extension _____

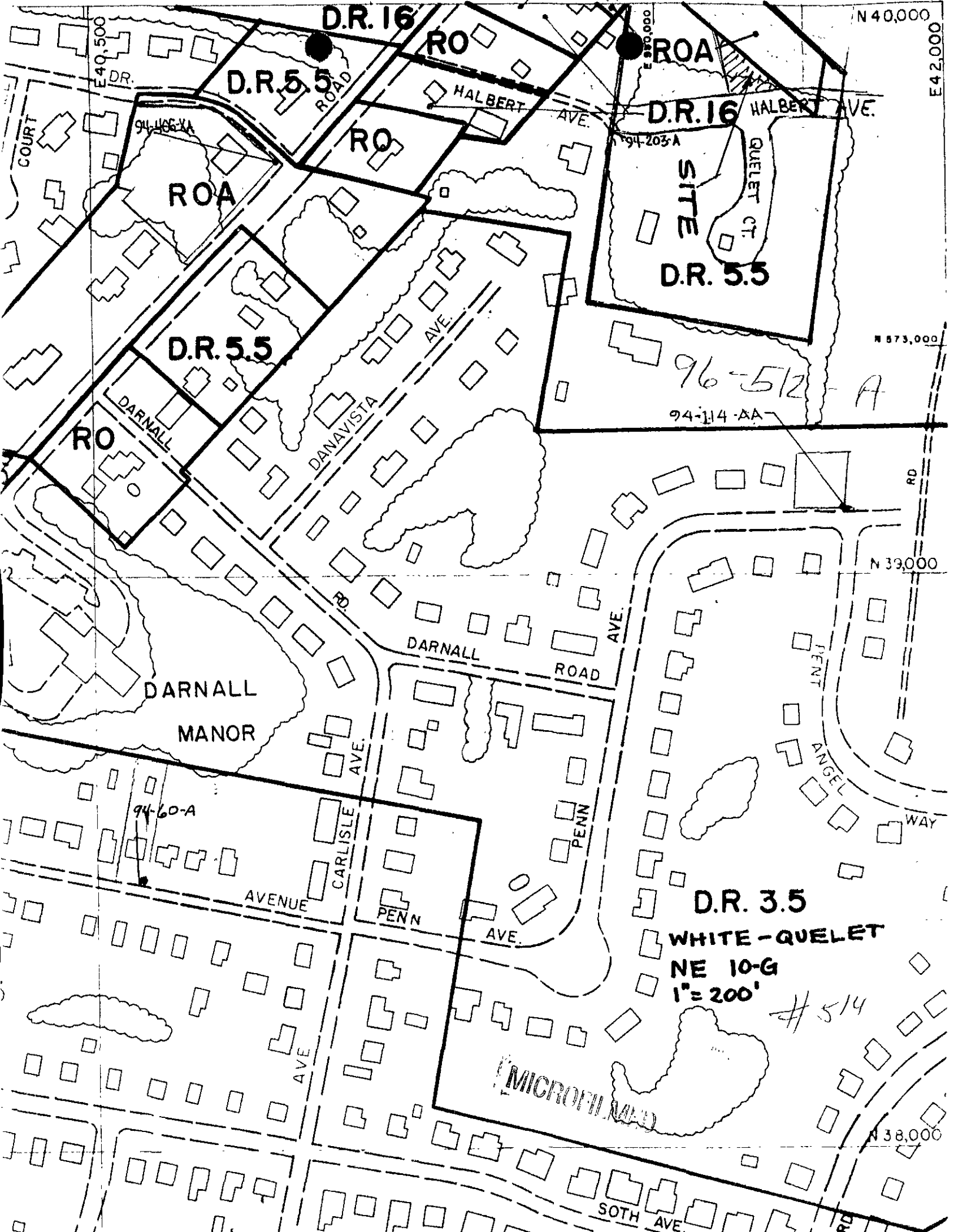
876 8431

TELEPHONED	☒
CALLED TO SEE YOU	☐
WANTS TO SEE YOU	☐

PLEASE CALL	☐
WILL CALL AGAIN	☐
URGENT	☐

RETURNED YOUR CALL

Message _____
96-512-A
Using postage stamps _____
Operator _____



D.R. 16

RO

ROA

D.R. 5.5

RO

D.R. 16

ROA

D.R. 5.5

D.R. 5.5

RO

DARNALL

DANAVISTA

DARNALL
MANOR

DARNALL

ROAD

94-60-A

AVENUE

CARLISLE

PENN

AVE.

D.R. 3.5

WHITE-QUELET
NE 10-G
1" = 200'

#514

MICROFILM

SOOTH AVE

N 38,000

N 39,000

N 573,000

N 40,000

E 42,000

E 380,000

E 40,500



Photos

Case #

96-512-A

MICROFILMED

