

IN RE: PETITION FOR VARIANCE	* BEFORE THE
NW/Corner Todd and Wenig Avenues	* DEPUTY ZONING COMMISSIONER
(1716 Todd Avenue)	* OF BALTIMORE COUNTY
12th Election District	
7th Councilmanic District	
Kevin R. Ralston, Sr., et ux	* Case No. 96-516-A
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 1716 Todd Avenue, located in the vicinity of Holabird Avenue in Dundalk. The Petition was filed by the owners of the property, Kevin R. Ralston, Sr., and his wife, Mary E. Ralston, in response to a complaint registered with the Department of Permits and Development Management (DPDM) as to the location of a shed on their property. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (shed) to be located in the rear third of the yard, closest to the side street, in lieu of the required rear third of the yard, farthest removed from any street, and to permit existing rear/side setbacks of 6 inches and 2 feet, respectively, in lieu of the minimum required 2.5 feet for each. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition was Kevin Ralston, Sr., owner of the property. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of .33 acres, more or less, zoned D.R. 5.5 and is located on the northwest corner of Todd Avenue and Wenig Avenue. The property is improved

ORDER RECEIVED FOR FILING
 Date 8/26/96
 By [Signature]

MICROFILMED

with a single family dwelling, swimming pool, swing set, and a 10' x 16' shed, which is the subject of this Petition. The shed is located in the rear, northeast corner of the property, closest to Wenig Avenue. The Petitioner testified that he and his family have resided on the property for the past 7 years. Mr. Ralston testified that in February of this year, he had the subject shed delivered to the property and placed in the location shown on the site plan. Mr. Ralston stated that he was unaware that he could not place the shed in that corner of the property until he received notice of a zoning violation. Mr. Ralston would like to keep the shed where it presently exists, inasmuch as the swimming pool and swing set are located in the area where the shed would be permitted. Mr. Ralston noted that there exists a 6-foot high privacy fence along Wenig Avenue and thus, the shed does not interfere with anyone's visibility. Mr. Ralston further indicated that he would be willing to relocate the shed to meet setback requirements, in that it is situated atop landscaping timbers and could easily be shifted a short distance to meet those requirements.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

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Date 8/21/96
By [Signature]

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, I am inclined to grant the variance to allow the shed to remain in its present location. The shed poses no adverse consequences to any neighbor and should be allowed to remain where it presently exists; however, I will require that the Petitioner relocate the shed to meet the 2.5-foot setback requirements. It is clear from the site plan that sufficient room exists in this area of the yard that the Petitioner could relocate the shed to maintain the required setbacks. Therefore, as a condition of the relief granted, the Petitioner shall relocate the shed to maintain the required 2.5-foot setbacks within thirty (30) days of the date of this Order.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20th day of August, 1996 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (shed) to be located in the rear third of the yard, closest to the side street, in lieu of the rear third of the yard, farthest removed from any street, be and is hereby GRANTED, subject to the following restrictions:

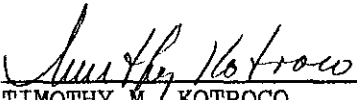
- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The shed may remain in its present location; however, the granting of this relief is conditioned upon the Petitioner relocating the subject shed to meet the required 2.5-foot side/rear setbacks. Said

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Date 8/26/96
By [Signature]

relocation shall occur within thirty (30) days from the date of this Order.

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 400.1 of the B.C.Z.R. to permit existing rear/side setbacks of 6 inches and 2 feet, respectively, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 8/20/96
By [Signature]

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 20, 1996

Mr. & Mrs. Kevin R. Ralston, Sr.
1716 Todd Avenue
Baltimore, Maryland 21222

RE: PETITION FOR VARIANCE
NW/Corner Todd and Wenig Avenues
(1716 Todd Avenue)
12th Election District - 7th Councilmanic District
Kevin R. Ralston, Sr., et ux - Petitioners
Case No. 96-516-A

Dear Mr. & Mrs. Ralston:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in part and denied in part 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 Zoning Administration 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: Ms. Ava Schlimme
7307 Wenig Avenue, Baltimore, Md. 21222

People's Counsel

✓ File

MICROFILMED



#521



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

1716 Todd Ave.

96-516-A

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 an accessory structure to be located in closest rear third removed from the side street in lieu of the farthest third and to allow setbacks of 6" and 2' in lieu of the minimum setbacks of 2.5'

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

Due to previous vandalism of our property, the shed has been located in area where it can better be viewed and is more in the open, and for other reasons to be discussed at the hearing. Practical difficulty and unreasonable would result if the variances are not granted.

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.

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):

X KEVIN R. RALSTON SR.
(Type or Print Name)

X [Signature]
Signature

X MARY RALSTON
(Type or Print Name)

X Mary E. Ralston
Signature

1716 Todd Ave 410
Address Phone No. 2845232 (H)

Balto. MD. 21222
City State Zipcode

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

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: [Signature]

DATE

6/28/96

violation case

ORDER RECEIVED FOR FILING

Date

By

Printed with Soybean Ink on Recycled Paper

MICROFILMED



VARIANCE DESCRIPTION 96-516-A

Located on the northwest corner of Todd and Wenig Avenues and known as lots 136-141 as shown on the plat of Kimberley Farms, which is recorded in the land records of Baltimore County in W.P.C. No. 7 folio 127. Also known as 1716 Todd Avenue and containing approximately 14,400 sq. ft. (.33 acre).

MICROFILMED

#521

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-576-17

District 12th

Date of Posting 7/13/96

Posted for: Variance

Petitioner: Kevin, Sr. & Mary Palsy

Location of property: 1716 Todd Ave

Location of Sign: Facing roadway on property being zoned

Remarks:

Posted by M. Healy
Signature

Date of return: 7/19/96

Number of Signs: 1



MICROFILMED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, Department of the Zoning and Planning, 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 116, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #96-516-A
(Item 521)
1716 Todd Avenue
NWQ-Todd and Wenig Avenues
12th Election District
7th Councilmanic
Legal Owner(s):

Kevin R. Ralston, Sr. and Mary Ralston

Variance: to permit an accessory structure to be located in closest rear third removed from the side street in lieu of the farthest third and to allow setbacks of 6 inches and 2 feet in lieu of the minimum setbacks of 2.5 feet.

Hearing: Tuesday, July 30, 1996 at 2:30 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 887-3383.

(2) For information concerning the file and/or hearing, Please Call 887-3381.

7/124 July 11 C88648

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/11, 19 96

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 7/11, 19 96.

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

MICROFILMED

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

No. 922877

96-516-A

DATE 6/28/96 ACCOUNT R-001-6150

By: MK

Item: 521 AMOUNT \$ 850.00

RECEIVED FROM: Ralston, Mary - 1716 Todd Ave
616-Ris Variance - \$50.00
080-1491 - \$350.00
FOR: \$850.00

RJ +
Sign.

MICROFILMED

DAVID H. MICHE
BA COMM 35PMO- 28 96

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

#521
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.: 521 Petitioner: Kevin R. Ralston Sr.

Location: 1716 Todd Ave

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Kevin R. Ralston Sr.

ADDRESS: 1716 Todd Ave

Baltimore Md. 21222

PHONE NUMBER: (410) 284-5232

MICROFILMED



TO: PUTUMENT PUBLISHING COMPANY
July 11, 1996 Issue - Jeffersonian

Please forward billing to:

Kevin and Mary Ralston
1716 Todd Avenue
Baltimore, MD 21222

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: 96-516-A (Item 521)
1716 Todd Avenue
NWC Todd and Wenig Avenues
12th Election District - 7th Councilmanic
Legal Owner(s): Kevin R. Ralston, Sr. and Mary Ralston

Variance to permit an accessory structure to be located in closest rear third removed from the side street in lieu of the farthest third and to allow setbacks of 6 inches and 2 feet in lieu of the minimum setbacks of 2.5 feet.

HEARING: TUESDAY, JULY 30, 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.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

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

July 3, 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: 96-516-A (Item 521)

1716 Todd Avenue

NWC Todd and Wenig Avenues

12th Election District - 7th Councilmanic

Legal Owner(s): Kevin R. Ralston, Sr. and Mary Ralston

Variance to permit an accessory structure to be located in closest rear third removed from the side street in lieu of the farthest third and to allow setbacks of 6 inches and 2 feet in lieu of the minimum setbacks of 2.5 feet.

HEARING: TUESDAY, JULY 30, 1996 at 2:00 p.m. in Room 106, County Office Building.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Kevin and Mary Ralston
Ava Schlimme

- 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.

MICROFILMED





Baltimore County
Department of Permits and
Development Management

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

July 25, 1996

Kevin and Mary Ralston
1716 Todd Avenue
Baltimore, MD 21222

RE: Item No.: 521
Case No.: 96-516-A
Petitioner: Kevin Ralston, et ux

Dear Mr. and Mrs. Ralston:

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 28, 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.", is written over a circular stamp that contains the text "BALTIMORE COUNTY".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



§302--

84-311a {accessory}
88-104spha
87-289spha {ncu-change in lot}
88-188spha {applic to §402}

§303.1--

84-17
85-54a
90-22a
91-31spha
92-2a

§303.2--

§304--

84-74
89-85a
90-52spha
92-250a
92-467xpa
92-97spha {no deed}
92-253sph
94CV02068

see§1A03.4

92-477sph

§304.1.c.--

M-85-1
M-84-2
86-438a {undersized lot den'd}
251 A2 589 {Gruver}
266 A2 431 {Swarthmore--adjoin}
92-477sph {old law}
94-420a {ganted variance to setbacks}
95-355a {ownership-life estate}

§304.4--

93-99a; BP # B225902;

§305--

§306--

88-489sph

§307.1--

84-31
85-2xa {land use v. Area}
c/a--9/1/64 {ncu}
M-5298-74
c/a--3/11/68
M-5228-74
83-10asph {den'd}

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

511

513

514

515

516

517

519

521

522

523

524

525

RBS:sp

BRUCE2/DEPRM/TXTSBP

Bruce Seeley
7-9-96

MICROFILMED

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

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 11, 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 No. 521, 2, 3, 4, 5, 6, and 7

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

ITEM521A/PZONE/ZAC1

RECEIVED

John Alexander

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: July 16, 1996

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

SUBJECT: Zoning Advisory Committee Meeting
For July 15, 1996
Item Nos. 510, 511, 512, 513, 515, 516,
518, & 521

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

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. 521 (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

MICROFILMED

My telephone number is _____

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

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



Code

Enforcement

Baltimore County
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3351

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Carl W. Richards
Zoning Coordinator

July 1, 1996

FROM: James H. Thompson -LJW
Zoning Enforcement Coordinator

RE: Item No. 521

VIOLATION CASE # C-96-3604
LOCATION OF VIOLATION 1716 TODD AVE., 21222
DEFENDANT KEVIN R. RALSTON
ADDRESS 1716 TODD AVE., 21222

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME & ADDRESS

AVA SCHLIMME
7307 WENIG AVE., 21222

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

MICROFILMED

RE: PETITION FOR VARIANCE	*	BEFORE THE
1716 Todd Avenue, NWC Todd and Wenig Aves.		
12th Election District, 7th Councilmanic	*	ZONING COMMISSIONER
Kevin and Mary Ralston, Sr.	*	OF BALTIMORE COUNTY
Petitioners	*	CASE NO. 96-516-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

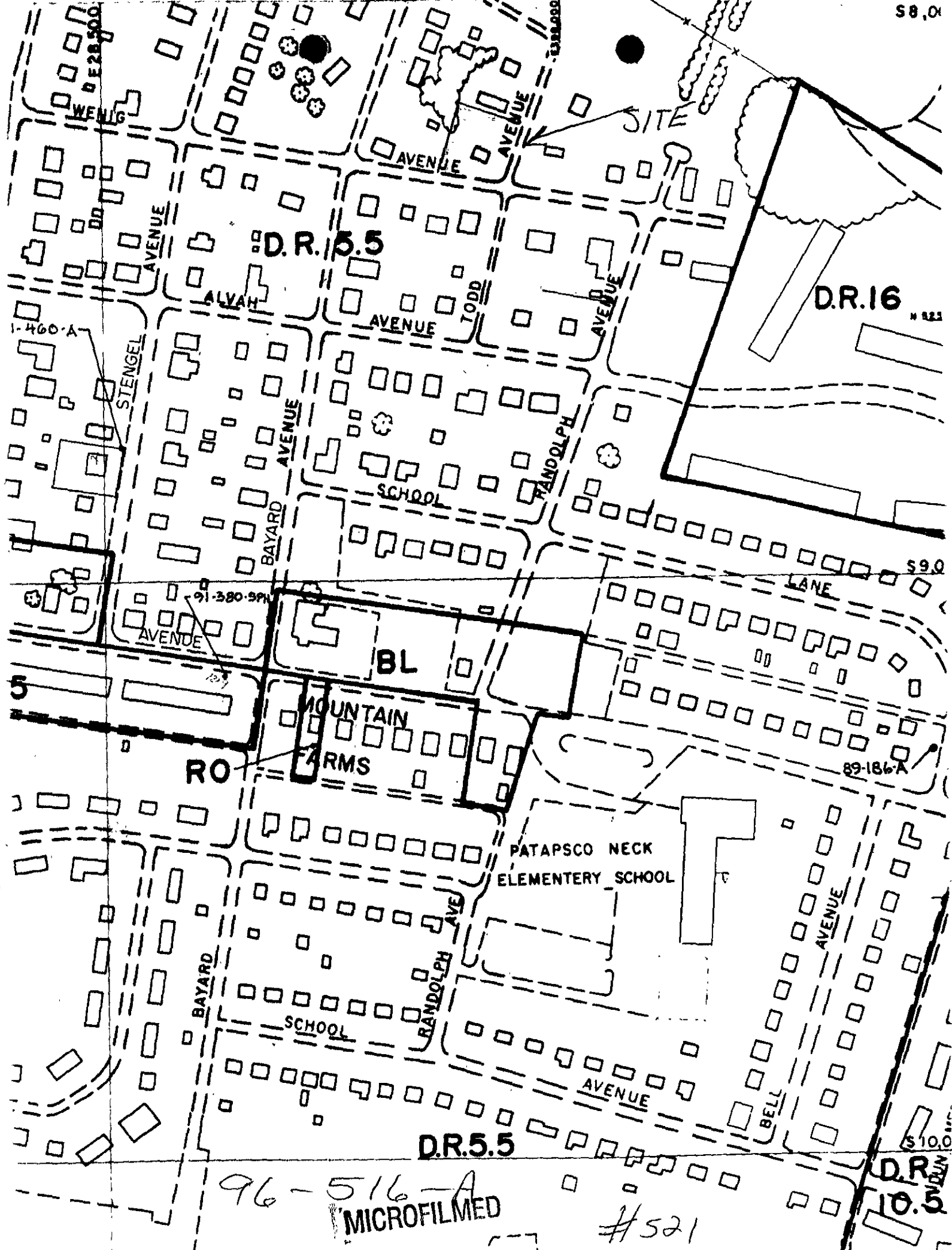
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of July, 1996, a copy of the foregoing Entry of Appearance was mailed to Kevin and Mary Ralston, Sr., 1716 Todd Avenue, Baltimore, MD 21222, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

RECORDED



96-516-A
MICROFILMED

#521

D.R. 10.5

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

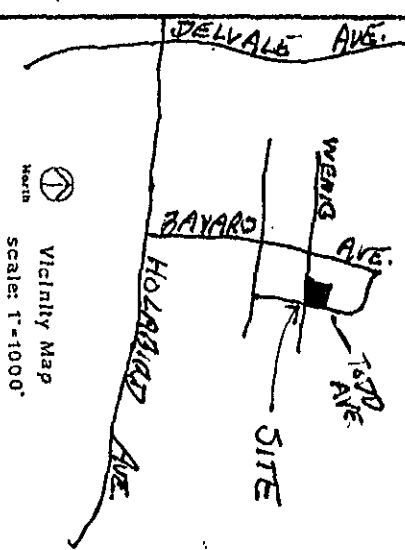
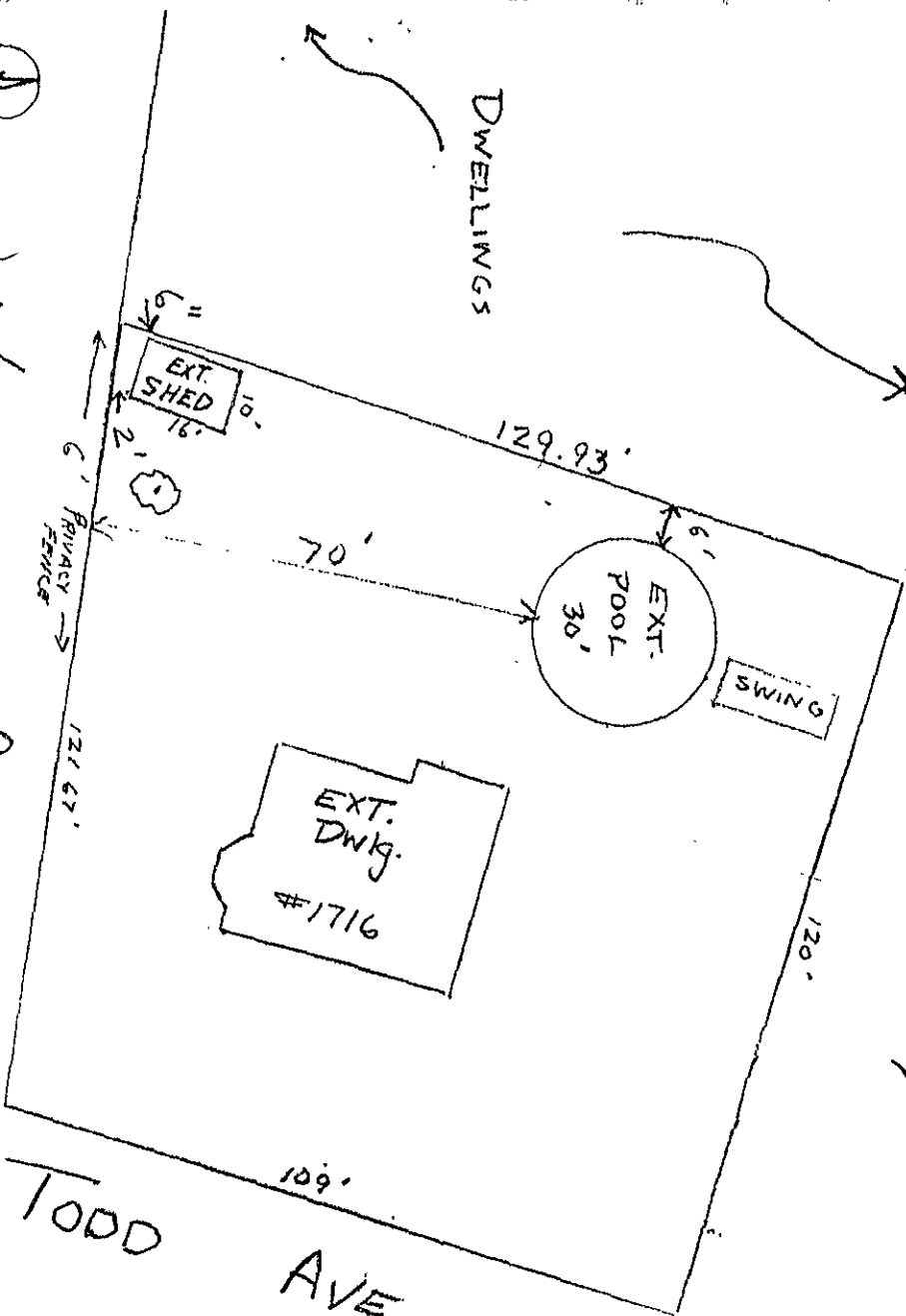
PROPERTY ADDRESS: 1716 TODD AVE. see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: KIMBERLY FARMS

plat book # 7, folio # 127, lot # 136-141, section #

OWNER: KALSTON, KEVIN ET UX.

96-516-A



LOCATION INFORMATION

Election District: 12

Councilmanic District: 7

1"=200' scale map #: SE 3-E

Zoning: D.R. 5.5

Lot size: .33 ± 14,400 square feet

MICROFILMED

Public Private

SEWER: ☒ ☐

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: ☐ ☒

Zoning Office USE ONLY:

reviewed by: ITEM #: CASE #:

202 521

North

date:
prepared by:

Scale of Drawing: 1" = 30'

WENGIG AVE

TODD AVE