

IN RE: PETITIONS FOR SPECIAL HEARING	* BEFORE THE
S/S Arcadia Avenue, 205' & 280' E	
of the c/l of Hanover Pike	* ZONING COMMISSIONER
(5429 & 5431 Arcadia Avenue)	
5th Election District	* OF BALTIMORE COUNTY
3rd Councilmanic District	
Ernest F. Standiford, et ux	* Case Nos. 97-132-SPH and
Petitioners	97-136-SPH
	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as companion Petitions for Special Hearing for the subject adjoining properties known as 5429 and 5431 Arcadia Avenue, located in the vicinity of Hanover Pike in Upperco. The Petitions were filed by the owners of the properties, Ernest F. and Arline C. Standiford. In both cases, relief is sought to approve the subject properties as legal, nonconforming building lots, having existed in their current shape and size since prior to June 15, 1945. The subject properties and relief sought are more particularly described on the site plan submitted in each case, and identified as Petitioner's Exhibits 1.

Appearing at the hearing on behalf of the Petitions were Ernest and Arline Standiford, property owners, and Roy (A.L.) Snyder, Registered Property Line Surveyor, who prepared the site plans for both properties. Robert a Griesmyer, a realtor, also appeared in support of the Petition. There were no Protestants or other interested parties present.

Testimony and evidence offered revealed that these two properties are located adjacent to one another along Arcadia Avenue in a rural area of Baltimore County, approximately six miles north of Reisterstown. The property known as 5429 Arcadia Avenue consists of 31,680 sq.ft. zoned R.C.2 and is improved with a 1.5 story dwelling, and several accessory structures

ORDER RECEIVED FOR FILING

Date 11/3/96

By [Signature]

MICROFILMED

to the rear of the site. The property is rectangular in shape, approximately 90 feet wide and 340 to 360 feet deep. The property known as 5431 Arcadia Avenue is unimproved and immediately adjoins the other lot. This property consists of 30,220 sq.ft., also zoned R.C. 2, and serves as a large side yard to the property at 5429 Arcadia Avenue. The Standifords testified that they acquired both properties simultaneously in 1954 and have resided at 5429 Arcadia Avenue since that time. They testified that both properties are separate lots of record, independently described in the Land Records for Baltimore County, and that separate property tax bills are issued for each property.

Mr. Snyder noted that he had examined the Land Records for Baltimore County regarding these properties. He testified that both properties existed as independent lots prior to 1945, the date that the first zoning regulations were enacted in Baltimore County. Thus, Mr. Snyder believes that the lots are nonconforming and that each may be utilized as an individual building lot.

Further testimony indicated that the Petitioners are apparently retiring to Florida. Mr. Standiford testified that 5429 Arcadia Avenue and the dwelling thereon have been sold and that settlement on that property will occur in the near future. The Petitioners anticipate selling the property at 5431 Arcadia Avenue as an independent lot, after which the new owners will no doubt construct a single family dwelling thereon.

A nonconforming use is defined in Section 101 of the B.C.Z.R. and regulated in Section 104. Essentially, nonconforming use designations are applied to grandfather a given property from the zoning regulations. If the Petitioner can establish that the property's size and/or improvements thereon predate the regulations, then the regulations are not applicable.

ORDER RECEIVED FOR FILING
Date 10/3/66
By [Signature]

In this case, it is abundantly clear that the subject properties have existed as two independent lots since prior to the adoption of the B.C.Z.R. in 1945, and thus, enjoy a legal, nonconforming use as two separate building lots. Therefore, the Petition for Special Hearing in both cases should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3/20 day of October, 1996 that the Petitions for Special Hearing to approve the properties known as 5429 and 5431 Arcadia Avenue as legal, nonconforming building lots, having existed in their current shape and size since prior to June 15, 1945, in accordance with Petitioner's Exhibits 1, be and are hereby GRANTED.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

October 31, 1996

Mr. & Mrs. Ernest F. Standiford
P.O. Box 34
5429 Arcadia Avenue
Upperco, Maryland 21155

RE: PETITIONS FOR SPECIAL HEARING
S/S Arcadia Avenue, 205' & 280' E of the c/l of Hanover Pike
(5429 & 5431 Arcadia Avenue)
5th Election District - 3rd Councilmanic District
Ernest F. Standiford, et ux - Petitioners
Case Nos. 97-132-SPH and 97-136-SPH

Dear Mr. & Mrs. Standiford:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing have been granted in accordance with the attached Order.

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

Very truly yours,

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

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Roy (A.L.) Snyder
1911 Hanover Pike, Hampstead, Md. 21074

People's Counsel

File

MICROFILMED



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

#5429 Arcadia Avenue

97-132-SPH

which is presently zoned

RC 2

This Petition shall be filed with the Department of Permits & 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

The subject Lot as a legally

Non-confirming building Lot, having existed in its current shape and size

since prior to June 15, 1943.

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

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

Ernest F. Standiford

(Type or Print Name)

Signature

Arline C. Standiford

(Type or Print Name)

Signature

P.O. Box 34

5429 Arcadia Ave.

Address

Phone No.

Upperco

MD

21155

City

State

Zipcode

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

A. L. Snyder

Name

1911 Hanover Pike

(410) 239-7744

Address

Hampstead, MD 21074

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

gun

DATE

9-25-96

136

ORDER RECEIVED FOR FILING

Date

By

Revised 9/5/95

MICROFILMED

97-132-SPT

(410) 239-7744

A. L. Snyder
Surveyor, Inc.
1911 Hanover Pike
Hampstead, Maryland 21074

Zoning Description

(410) 374-9695

September 17, 1996

Beginning in or near the center of Arcadia Avenue
at the distance of 280 feet, more or less, east
of the center line of Maryland Rount No. 30
(Hanover Pike), which is 66 feet wide, thence
running, the following courses and distances,

- 1.) S $0\frac{1}{4}^{\circ}$ E 364 $\frac{1}{2}$ feet,
- 2.) N $72\frac{3}{4}^{\circ}$ E 94 $\frac{1}{2}$ feet,
- 3.) N $0\frac{1}{4}^{\circ}$ W 339 $\frac{1}{2}$ feet,
- 4.) S $85\frac{1}{4}^{\circ}$ W 90 feet to the place of beginning.

Being the second parcel of land conveyed by D. Roxie Hodges to Ernest F.
Standiford and Arline C. Standiford, his wfile, by deed dated April 27, 1980
and recorded among the Land Records of Baltimore County, Maryland in Liber
S.M. 8476 folio 376 etc., also known as #5429 Arcadia Avenue and located in
the Fifth Election District.



136

MICROFILMED

NOTICE OF HEARING

The Planning Commission of Baltimore County, by authority of the Board of Commissioners of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 N. Chesapeake Avenue in Towson, Maryland 21204, on Tuesday, 11/18/96, 10:00 a.m. to 11:00 a.m.

Washington Avenue, Towson, Maryland 21204-2500

Case #97-132-SPH (Item 136)

5429 Arcadia Avenue, S.S. Arcadia Avenue, 2801 # E of Col. Harner Pike

5th Bedlam District

3rd Commercial

Legal Owner(s):

Ernest F. Sandford and Arlene C. Sandford

Special Hearing: to approve the subject for as a legally non-conforming building lot.

Hearing: Tuesday, October 29, 1996 at 10:00 a.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT

Zoning Commission for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations

Please Call 867-5853.

(2) For information concerning the file and/or hearing.

Please Call 867-3391.

10/13/96 04:10 C89794

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/10, 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 10/10, 1996.

THE JEFFERSONIAN,

A. H. Enid
LEGAL AD. - TOWSON

MICROFILMED

CERTIFICATE OF POSTING

RE: Case No.: 97-132-SPH

Petitioner/Developer: ERNEST STANDIFORD, ETAL

Date of Hearing/Closing: OCT. 29, 1996

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at # 5429 ARCADIA AVENUE

The sign(s) were posted on OCTOBER 14, 1996
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD, 21030

(City, State, Zip Code)

666-5366

(Telephone Number)

MICROFILMED

ZONING NOTICE

Case # 97132 SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

THE E. ROW IS OLD FARMHOUSE
TWO 1/2 LOTS LIES BETWEEN 11-30-24
SP22 AL HEAD HIG
TO APPROVE THE SUBJECT LOT AS
A RESULT NON-CONFORMING
BUILDING LOT

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than 10-6-96

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: APPROVAL of THE SUBJECT LOT AS A
LEGALLY non-conforming Building LOT, HAVING
EXISTED IN ITS CURRENT SHAPE AND SIZE
SINCE PRIOR TO JUNE 15, 1943.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

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

DATE 9-25-96 ACCOUNT Rec-6150

AMOUNT \$ 50.00

RECEIVED FROM: ERNEST STANFORD 5429 Belvoir Rd.

SPC H2C (030) 50.00

FOR: _____

BY: DAVID L. NICHOLS
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER

JCN

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Baltimore County
Department of Permits and
Development Management

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

97-132-SPH

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.: 136 Petitioner: ERNEST F. STANFORD & AIRLINE C. STANFORD

Location: 5429 ARCADIA AVENUE UPPERCO, MD. 21155

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SAME

ADDRESS: P.O. Box 34

UPPERCO, MD. 21155

PHONE NUMBER: (410) 374-9904



SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted
for filing by J. MERRIN on 9-25-96
Date (A)

A sign indicating the proposed Building must be posted on the property for
fifteen (15) days before a decision can be rendered. The cost of filing is
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,
a decision can be expected within approximately four weeks. However, if a valid
demand is received by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE 10-7 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 10-22 C (B-3 Work Days)

TENTATIVE DECISION DATE 10-25 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

MICROFILM

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INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

B _____
Permit Number

97-132

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

RE: **Undersized Lots**

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ **ERNEST F. STANDIFORD** P.O. Box 34 LIPPERCO, MD. 21155 (410) 374-9904
Print Name of Applicant Address Telephone Number

☐ Lot Address 5429 ARCADIA AVENUE Election District 5 Council District 3 Square Feet 31,680
Lot Location: N EW / side / corner of ARCADIA AVENUE , 280 feet from N E S W corner of HANOVER PIKE (MD. RT. 30)
(street) (street)

Land Owner ERNEST F. STANDIFORD Tax Account Number 0508065375

Address P.O. Box 34 Telephone Number (410) 374-9904
LIPPERCO, MARYLAND 21155

☐ **CHECKLIST OF MATERIALS:** to be submitted for design review by the Office of Planning & Community Conservation

	PROVIDED?	
	YES	NO
1. This Recommendation Form (3 copies)	✓	—
2. Permit Application	—	✓
3. Site Plan	✓	—
Property (3 copies)	✓	—
Topo Map (available in Rm 206 C.O.B.) (2 copies)	✓	—
(please label site clearly)	✓	—
4. Building Elevation Drawings	✓	—
5. Photographs (please label all photos clearly)	✓	—
Adjoining Buildings	✓	—
Surrounding Neighborhood	✓	—

Residential Processing Fee Paid
Codes 030 & 080 (\$85)

Accepted by _____
ZADM

Date _____

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by: _____
for the Director, Office of Planning & Community Conservation

Date: _____

TO: PUTUXENT PUBLISHING COMPANY
October 10, 1996 Issue - Jeffersonian

Please forward billing to:

Ernest F. Standiford
P. O. Box 34
Upperco, MD 21155
374-9904

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: 97-132-SPH (Item 136)
5429 Arcadia Avenue
S/S Arcadia Avenue, 280'+/- E of c/l Hanover Pike
5th Election District - 3rd Councilmanic
Legal Owner(s): Ernest F. Standiford and Arline C. Standiford

Special Hearing to approve the subject lot as a legally non-confirming building lot.

HEARING: TUEADAY, OCTOBER 29, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

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.

NOTED
OCT 30 1996



Baltimore County
Department of Permits and
Development Management

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

October 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: 97-132-SPH (Item 136)
5429 Arcadia Avenue
S/S Arcadia Avenue, 280'+/- E of c/l Hanover Pike
5th Election District - 3rd Councilmanic
Legal Owner(s): Ernest F. Standiford and Arline C. Standiford

Special Hearing to approve the subject lot as a legally non-confirming building lot.

HEARING: TUEADAY, OCTOBER 29, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

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

Arnold Jablon
Director

cc: Ernest and Arline Standiford
A.L. Snyder

- NOTES: (1) THE ZONING NOTICE SIGN MUST BE POSTED ON THE PROPERTY BY OCTOBER 14, 1996.
(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.

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Baltimore County
Department of Permits and
Development Management

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

November 14, 1996

Mr. and Mrs. Ernest F. Standiford
P.O. Box 34
5429 Arcadia Avenue
Upperco, MD 21155

RE: Item No.: 136
Case No.: 97-132-SPH
Petitioner: E. Standiford, et ux

Dear Mr. and Mrs. Standiford:

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 September 25, 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,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

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

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: October 17, 1996

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

SUBJECT: Zoning Advisory Committee Meeting
 for October 15, 1996
 Revised Item #84 (on 9/25/96)
 and
 Item Nos. 131, 132, 133, 135, 136,
 137, 138, 140, 142, 144, 146,
 & 147

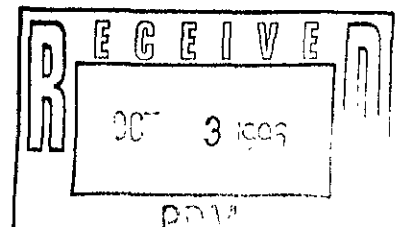
The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE31

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BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 10/8/96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: OCT. 7, 96

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

Item #'s:	130	135	147
	131	136	148
	132	142	
	133	146	

RBS:sp

BRUCE2/DEPRM/TXTSBP

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Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 10/07/96

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 OCT. 07, 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: 131, 132, 133, 134, 135, 136,
137, 138, 139, 140, 141, 142, 146 AND 147.

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

cc: File

MICROFILMED





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

10/7/96

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

RE: Baltimore County
Item No. 136 (JCM)

Dear Ms. Eubanks:

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 Smail at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

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

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PETITION PROBLEMS

#130 --- JCM

1. No telephone number for legal owner.

#131 --- JLL

1. No review information on petition form.
2. Who signed for attorney? Need authorization.

#132 --- JLL

1. Who signed for attorney on variance petition? Need authorization.
2. Not original signature for contract purchaser on special exception form.
3. Not original signature for legal owner on special exception form.

#134 --- RT

1. No receipt in file. Did they pay????
2. No section number or wording on petition form.

#136 --- JCM

1. No telephone number for legal owner.

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#137 --- JCM

1. No telephone number for legal owner.

#138 --- MJK

1. No telephone number for legal owner.

#140 --- JRA

1. Petition says zoning is R.C.-2; folder says D.R.-1.

#141 --- JRA

1. No telephone number for legal owner.

#145 --- JLL/JCM

1. No attorney signature on the variance form.

#146 --- CAM

1. No signature for either legal owner on form.
2. No telephone number for legal owner.
3. No description for property on folder.

#147 --- JCM

1. No item number on petition forms.
2. No review information on petition forms.

137

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

B _____
Permit Number

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

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ ERNEST F. STANDIFORD P.O. Box 34 UPPERSW, MD. 21155 (410) 374-9904
Print Name of Applicant Address Telephone Number

☐ Lot Address 5431 ARCADIA AVENUE Election District 5 Council District 3 Square Feet 39,220
Lot Location: N E W / side / corner of ARCADIA AVENUE, 205 feet from N E W corner of HANDLER PIKE (MD RTE 30)
(street) (street) (street)

Land Owner ERNEST F. STANDIFORD Tax Account Number 0508065376

Address P.O. Box 34 Telephone Number (410) 374-9904
UPPERSW, MARYLAND 21155

☐ **CHECKLIST OF MATERIALS:** to be submitted for design review by the Office of Planning & Community Conservation

	PROVIDED?		
	YES	NO	
1. This Recommendation Form (3 copies)	☒	☐	Residential Processing Fee Paid Codes 030 & 080 (\$85) Accepted by <u>ZADW</u> Date _____
2. Permit Application	☐	☒	
3. Site Plan	☒	☐	
Property (3 copies)	☒	☐	
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	☒	☐	
4. Building Elevation Drawings	☒	☐	
5. Photographs (please label all photos clearly)	☒	☐	
Adjoining Buildings	☒	☐	
Surrounding Neighborhood	☒	☐	

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

MICROFILMED

Signed by: _____
for the Director, Office of Planning & Community Conservation

Date: _____

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted
for filing by J. M. [unclear] on 9-25-96
Date (A)

A sign indicating the proposed Building must be posted on the property for
fifteen (15) days before a decision can be rendered. The cost of filing is
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,
a decision can be expected within approximately four weeks. However, if a valid
demand is received by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE 10.7 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 10.22 C (B-3 Work Days)

TENTATIVE DECISION DATE 10.25 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

RE: PETITION FOR SPECIAL HEARING
5429 Arcadia Avenue, S/S Arcadia Avenue,
280'+/- E of c/l Hanover Pike
5th Election District, 3rd Councilmanic

Ernest F. and Arline C. Standiford
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-132-SPH

* * * * *

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 29th day of October, 1996, a copy of the foregoing Entry of Appearance was mailed to A.L. Snyder, 1911 Hanover Pike, Hampstead, MD 21074, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

ROY SWYDER (A.L. SWYDER)

Arlene Standiford

Ernest Standiford

Robert A. Griesinger

1911 HANOVER PIKE HAMPSTEAD MD 21074

5429 Arcadia Ave. Upperco Md 21155

5429 Arcadia Ave. Upperco Md 21155

125 W Main Street Westminster MD 21157





SHEET	LOCATION	SCALE
N W	ARCADIA	1" = 200' ±
25-K		DATE OF PHOTOGRAPHY JANUARY 1986

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

By Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

William A. Howard IV
 Chairman, County Council

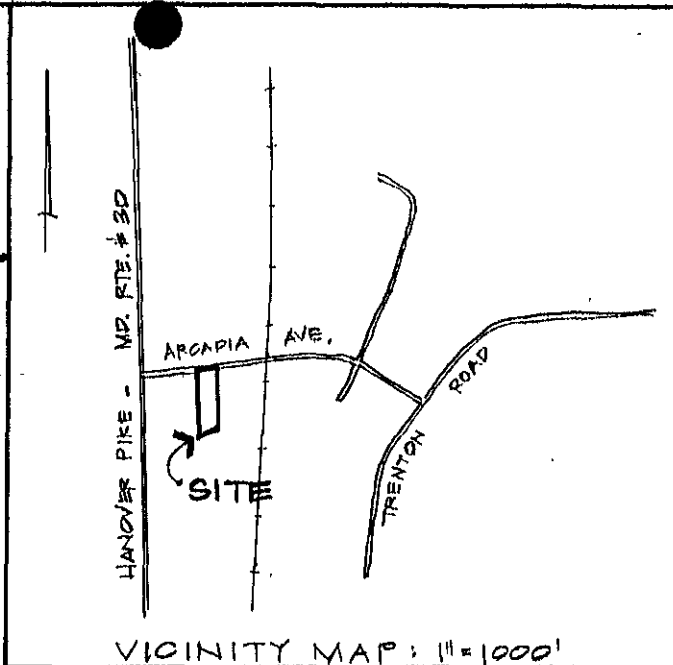
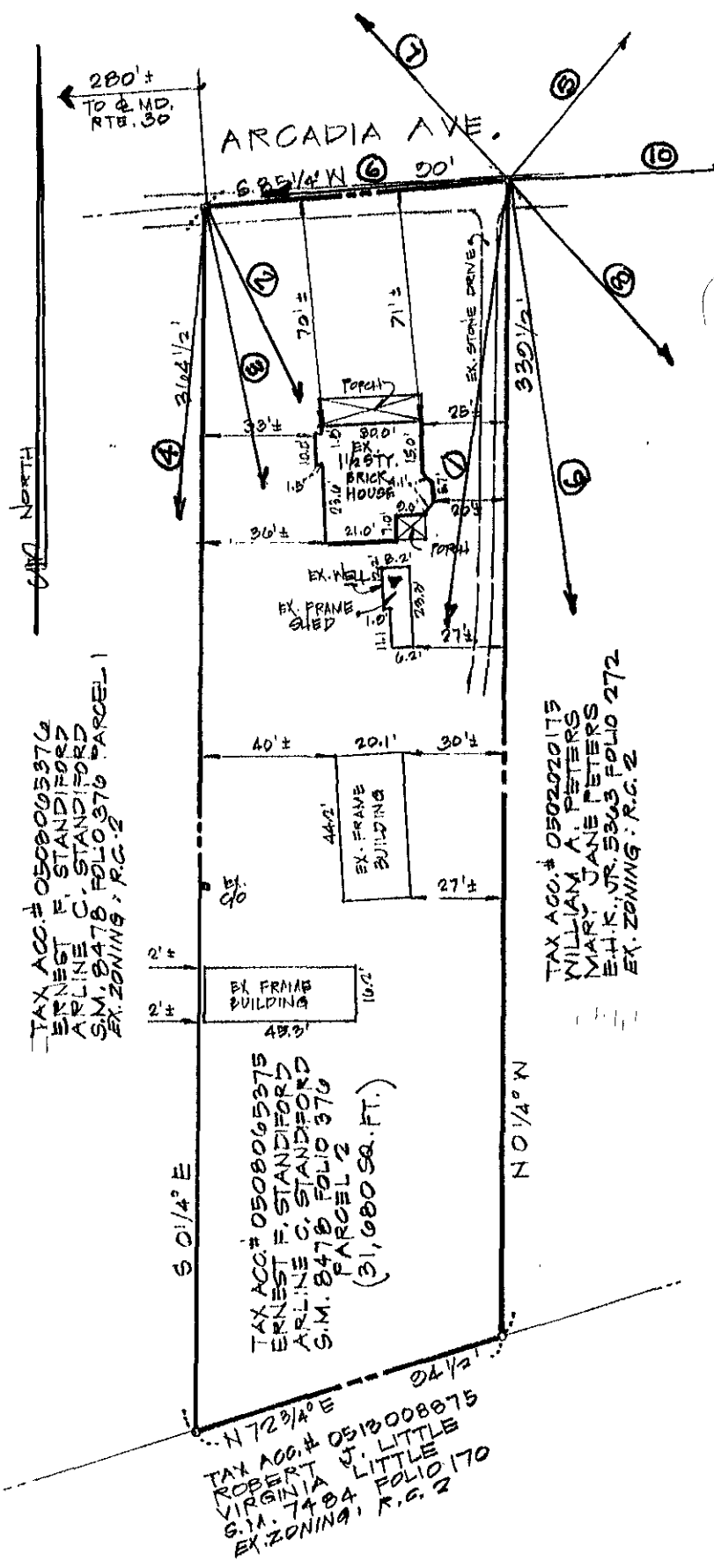
W 63,000

SHEET 1.4

97-132-SPH

136

MICROFILMED



- NOTES:
1. CURRENT ZONING: R.C.2 (MAP NW25K)
 2. AREA: 31,680 SQ. FT.
 3. TAX MAP: 25, BLOCK: 10, PARCEL: 98

TAX ACC. # 0508005376
ERNEST F. STANDIFORD
ARLINE C. STANDIFORD
S.M. 8478 FOLIO 376 PARCEL 1
EX. ZONING: R.C.2

TAX ACC. # 0502020173
WILLIAM A. PETERS
MARY JANE PETERS
E.H.K. JR. 5303 FOLIO 272
EX. ZONING: R.C.2

TAX ACC. # 0508005375
ERNEST F. STANDIFORD
ARLINE C. STANDIFORD
S.M. 8478 FOLIO 376
PARCEL 2
(31,680 SQ. FT.)

TAX ACC. # 0513008875
ROBERT J. LITTLE
VIRGINIA LITTLE
G.I.A. 7484 FOLIO 170
EX. ZONING: R.C.2

OWNERS:
ERNEST F. STANDIFORD
ARLINE C. STANDIFORD
P.O. BOX 34
UPPERCO, MD. 21155

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING FOR #5429 ARCADIA AVENUE

5TH ELECTION DISTRICT • BALTIMORE COUNTY, MD.
COUNCILMANIC DISTRICT 3 • CENSUS TRACT: 4050
DATE: SEPTEMBER 10, 1996 • SCALE: 1" = 50'

MICROFILMED



PREPARED BY:
A.L. SNYDER
SURVEYOR, INC.
1911 HANOVER PIKE
HAMPSTEAD, MD. 21074
410-239-7744

JOB NO. 06049

97-132-



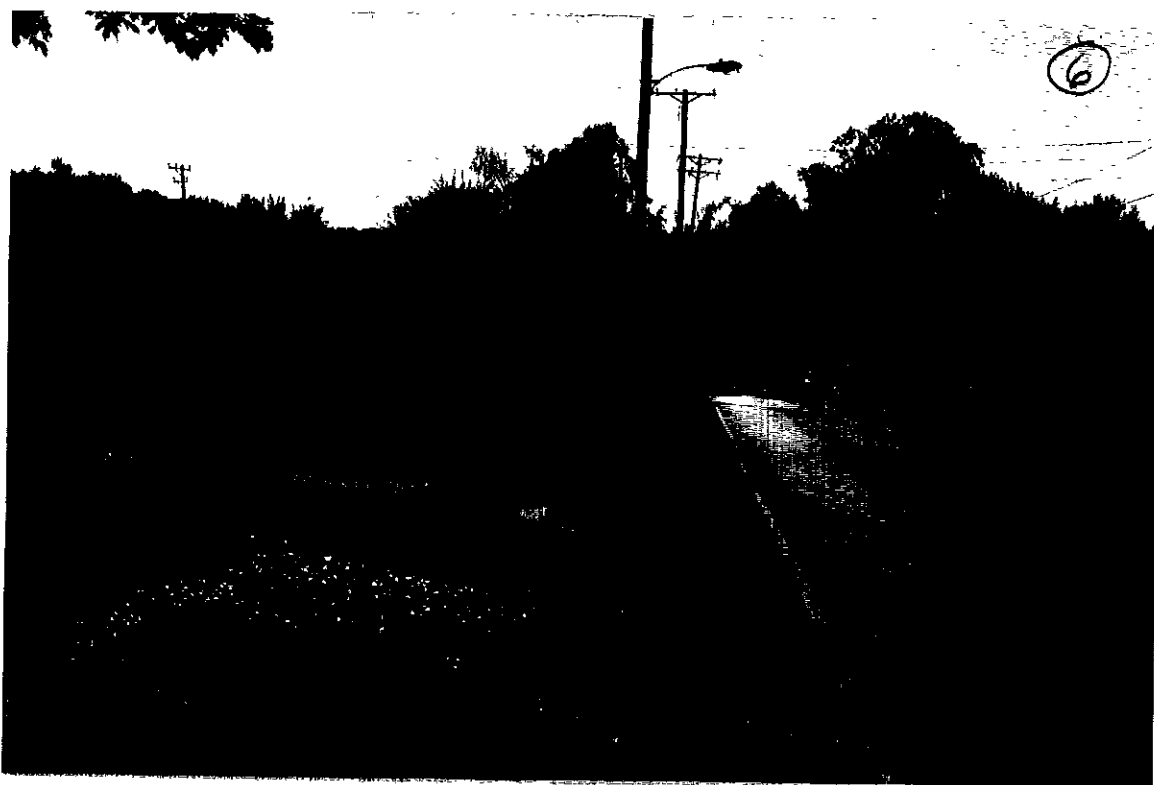
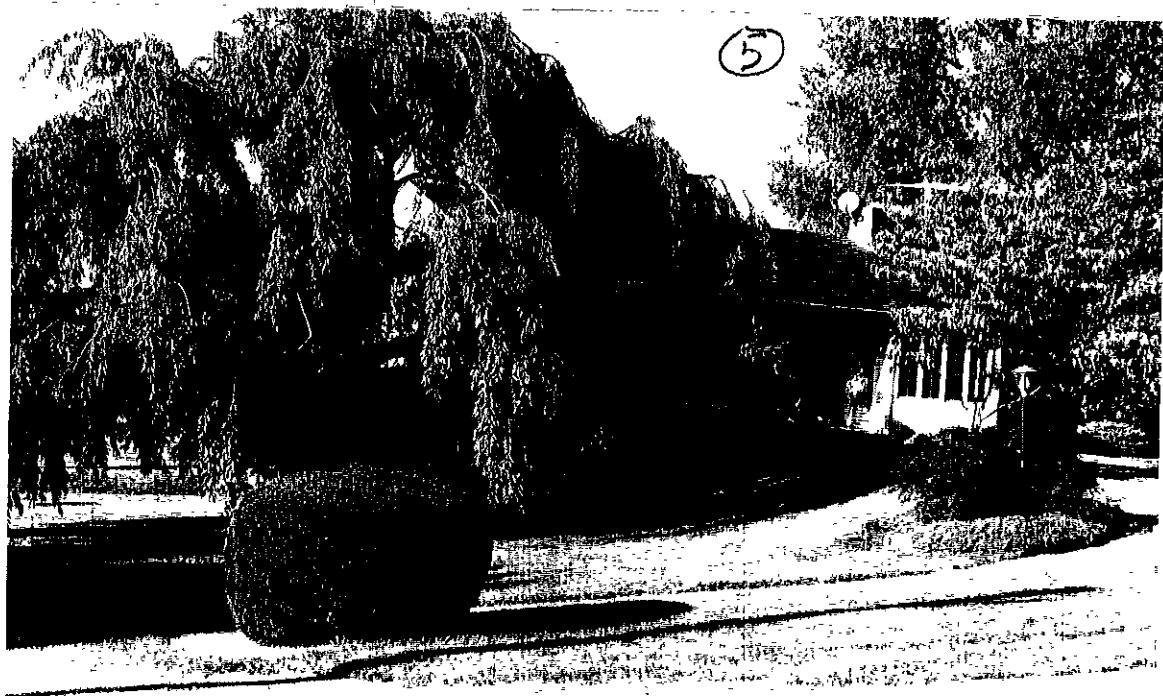
MICROFILMED

ITEM	APPROX.	NOS.	QUANTITIES	DESCRIPTION OF ITEM AND PRICES BID (IN WRITTEN WORDS)	UNIT PRICE	DOLLS.	CTS.	AMOUNT
				EACH OF				
				STANDARD TYPE E WALL FOR — IN. R.C.C. PIPE				
				EACH OF				
				STANDARD TYPE E WALL FOR — IN. B.C.C.M. PIPE				
				EACH OF				
				STANDARD TYPE E WALL FOR — IN. X — IN. B.C.C.M. PIPE ARCH				
				EACH OF				
				STANDARD CUT OFF WALL FOR — IN. R.C.C. PIPE				
				EACH OF				
				STANDARD CUT OFF WALL FOR — IN. R.C.C. PIPE				
				EACH OF				
				STANDARD CUT OFF WALL FOR — IN. B.C.C.M. PIPE				
				EACH OF				
				STANDARD CUT OFF WALL FOR — IN. X — IN. R.C.C. ELLIPTICAL PIPE				
				EACH OF				
				STANDARD CUT OFF WALL FOR — IN. X — IN. R.C.C. ELLIPTICAL PIPE				
				EACH OF				
				STANDARD CUT OFF WALL FOR — IN. X — IN. B.C.C.M. PIPE ARCH				
				EACH OF				
				STANDARD SINGLE BRICK "Y" — IN. X — IN.				
				EACH OF				
				STANDARD DOUBLE BRICK "Y" — IN. X — IN.				
				EACH OF				
				SINGLE WYE FITTING R.C.C. PIPE 18 IN. X 15 IN., CLASS IV				
8	2			EACH OF				
9	2			EACH OF				
				SINGLE WYE FITTING R.C.C. PIPE 21 IN. X 15 IN., CLASS IV				
				EACH OF				
				DOUBLE WYE FITTING R.C.C. PIPE — IN. X — IN., CLASS —				
				EACH OF				
10	1			STANDARD END SUPPORT WALL FOR 21" R.C.C. PIPE				

36221

34121

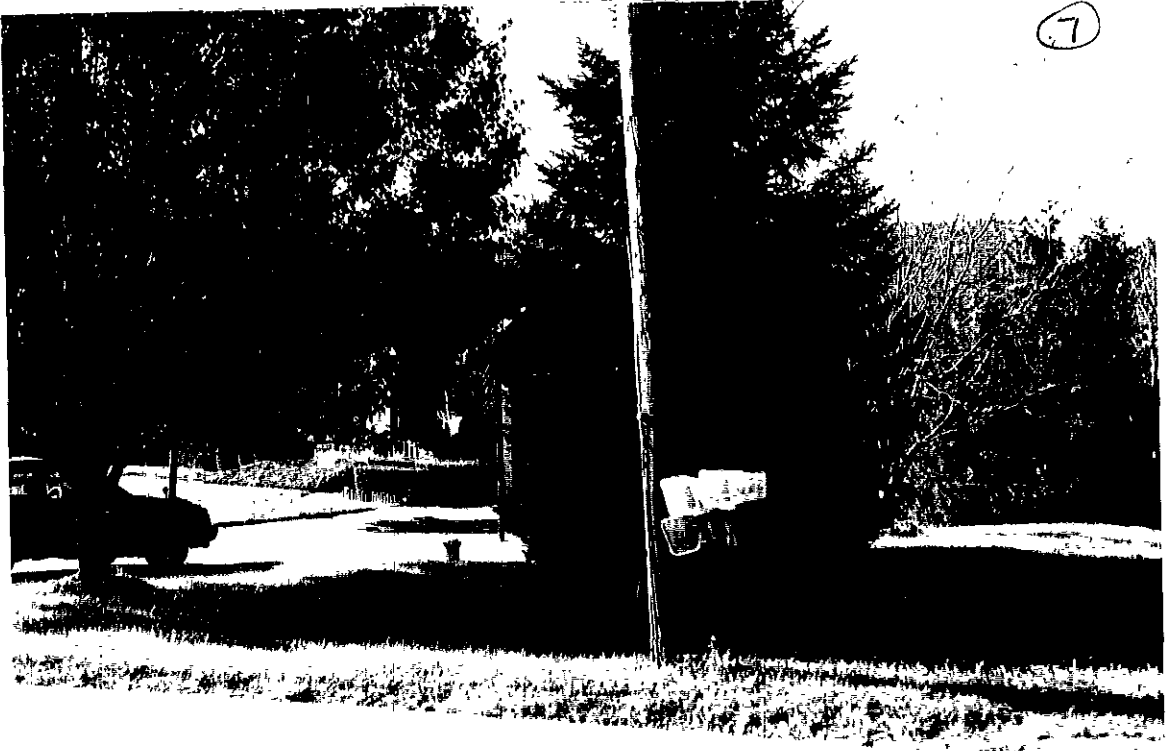
34118



MICROFILMED

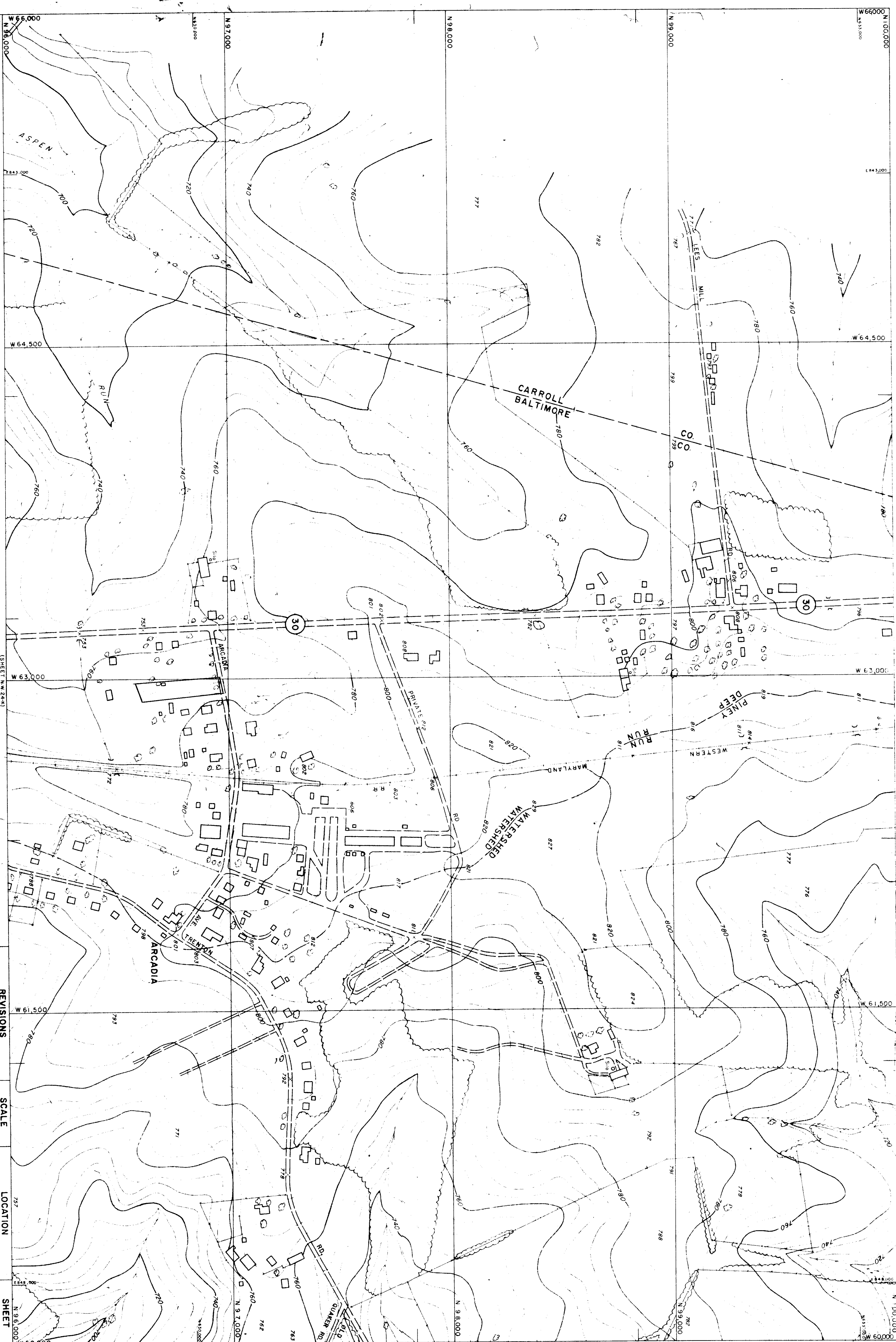
CONFIDENTIAL NO. J.O. NO.

ITEM	APPROX.	NO. QUANTITIES	DESCRIPTION OF ITEMS AND PRICES BID (IN WRITTEN WORDS)	UNIT PRICE	DOLLS.	CTS.	DOLLS.	CENTS	AMOUNT
38510	15	2	EACH OF STANDARD TYPE A MANHOLE-MINIMUM DEPTH						
			LINEAR FEET OF STANDARD TYPE A MANHOLE-VERTICAL DEPTH						
38511	16	14	EACH OF STANDARD TYPE A MANHOLE-VERTICAL DEPTH						
			LINEAR FEET OF STANDARD TYPE A-1 MANHOLE-MINIMUM DEPTH						
			STANDARD TYPE A-1 MANHOLE-VERTICAL DEPTH						
38610	17	3	EACH OF STANDARD TYPE B MANHOLE-MINIMUM DEPTH						
			LINEAR FEET OF STANDARD TYPE B MANHOLE-VERTICAL DEPTH						
38611	18	6	EACH OF STANDARD TYPE C MANHOLE-MINIMUM DEPTH						
			FOR IN. DIA. PIPE						
			LINEAR FEET OF STANDARD TYPE C MANHOLE-VERTICAL DEPTH						
			FOR IN. DIA. PIPE						
			EACH OF STANDARD TYPE C MANHOLE-MINIMUM DEPTH						
			FOR IN. DIA. PIPE						
			LINEAR FEET OF STANDARD TYPE C MANHOLE-VERTICAL DEPTH						
			FOR IN. DIA. PIPE						
			EACH OF STANDARD TYPE A WALL FOR IN. R.C.C. PIPE						
			STANDARD TYPE A WALL FOR IN. R.C.C. PIPE						
			EACH OF STANDARD TYPE A WALL FOR IN. R.C.C. PIPE						
			R.C.C. ELLIPTICAL PIPE						
			STANDARD TYPE A WALL FOR IN. X IN.						
			B.C.C.M. PIPE ARCH						
			EACH OF STANDARD TYPE B WALL FOR IN. R.C.C. PIPE						
			STANDARD TYPE B WALL FOR IN. R.C.C. PIPE						
			EACH OF STANDARD TYPE B WALL FOR IN. R.C.C. PIPE						
			PIPE						
			STANDARD TYPE B WALL FOR IN. R.C.C.M. PIPE						



UNCLASSIFIED

ITEM	APPROX.	DESCRIPTION OF ITEM AND QUANTITIES BID (IN WRITTEN WORDS)	UNIT PRICE	AMOUNT
NOS.	QUANTITIES		DOLLS. CTS.	FOLDS. CTS.
		EACH OF STANDARD TYPE DOUBLE E COMBINATION INLET- MINIMUM DEPTH		
		LINEAR FEET OF STANDARD TYPE DOUBLE E COMBINATION INLET- VERTICAL DEPTH		
		EACH OF STANDARD TYPE K INLET-MINIMUM DEPTH		
		LINEAR FEET OF STANDARD TYPE K INLET-VERTICAL DEPTH		
		EACH OF STANDARD TYPE S INLET-MINIMUM DEPTH		
		LINEAR FEET OF STANDARD TYPE S INLET-VERTICAL DEPTH		
		EACH OF STANDARD TYPE S COMBINATION INLET-MINIMUM DEPTH		
		LINEAR FEET OF STANDARD TYPE S COMBINATION INLET-VERTICAL DEPTH		
		EACH OF STANDARD TYPE DOUBLE S COMBINATION INLET- MINIMUM DEPTH		
		LINEAR FEET OF STANDARD TYPE DOUBLE S COMBINATION INLET- VERTICAL DEPTH		
		EACH OF STANDARD TYPE YARD INLET Y-1		
		LINEAR FEET OF STANDARD TYPE YARD INLET		
		EACH OF STANDARD TYPE WR INLET MINIMUM DEPTH		
		LINEAR FEET OF STANDARD TYPE WR INLET VERTICAL DEPTH		
38401	13	3		
38402	14	2		
38310	11	9		
38311	12	17		



BB-NE
FF-SE

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY, MARYLAND

REVISIONS		SCALE 1" = 200'	LOCATION ARCADIA	SHEET N.W. 25-K
BY	DATE			
		DATE OF PHOTOGRAPHY APRIL 1961		

Topography Compiled by Photogrammetric Methods
MAPS, INCORPORATED - BALTIMORE 22, MARYLAND

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
S/S Arcadia Avenue, 205' & 230' E * ZONING COMMISSIONER
of the c/l of Hanover Pike * OF BALTIMORE COUNTY
(5429 & 5431 Arcadia Avenue)
5th Election District * Case Nos. 97-132-SPH and
3rd Councilmanic District * Ernest F. Standiford, et ux
Ernest F. Standiford, et ux 97-136-SPH
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as companion Petitions for Special Hearing for the subject adjoining properties known as 5429 and 5431 Arcadia Avenue, located in the vicinity of Hanover Pike in Upperco. The Petitions were filed by the owners of the properties, Ernest F. and Arline C. Standiford. In both cases, relief is sought to approve the subject properties as legal, nonconforming building lots, having existed in their current shape and size since prior to June 15, 1945. The subject properties and relief sought are more particularly described on the site plan submitted in each case, and identified as Petitioner's Exhibits 1.

Appearing at the hearing on behalf of the Petitions were Ernest and Arline Standiford, property owners, and Roy (A.L.) Snyder, Registered Property Line Surveyor, who prepared the site plans for both properties. Robert A. Griesmyer, a realtor, also appeared in support of the Petition. There were no Protestants or other interested parties present.

Testimony and evidence offered revealed that these two properties are located adjacent to one another along Arcadia Avenue in a rural area of Baltimore County, approximately six miles north of Reisterstown. The property known as 5429 Arcadia Avenue consists of 31,600 sq. ft. zoned R.C.2 and is improved with a 1.5 story dwelling, and several accessory structures

to the rear of the site. The property is rectangular in shape, approximately 90 feet wide and 340 to 360 feet deep. The property known as 5431 Arcadia Avenue is unimproved and immediately adjoins the other lot. This property consists of 30,220 sq. ft., also zoned R.C. 2, and serves as a large side yard to the property at 5429 Arcadia Avenue. The Standifords testified that they acquired both properties simultaneously in 1954 and have resided at 5429 Arcadia Avenue since that time. They testified that both properties are separate lots of record, independently described in the Land Records for Baltimore County, and that separate property tax bills are issued for each property.

Mr. Snyder noted that he had examined the Land Records for Baltimore County regarding these properties. He testified that both properties existed as independent lots prior to 1945, the date that the first zoning regulations were enacted in Baltimore County. Thus, Mr. Snyder believes that the lots are nonconforming and that each may be utilized as an individual building lot.

Further testimony indicated that the Petitioners are apparently retiring to Florida. Mr. Standiford testified that 5429 Arcadia Avenue and the dwelling thereon have been sold and that settlement on that property will occur in the near future. The Petitioners anticipate selling the property at 5431 Arcadia Avenue as an independent lot, after which the new owners will no doubt construct a single family dwelling thereon.

A nonconforming use is defined in Section 101 of the B.C.Z.R. and regulated in Section 104. Essentially, nonconforming use designations are applied to grandfather a given property from the zoning regulations. If the Petitioner can establish that the property's size and/or improvements thereon predate the regulations, then the regulations are not applicable.

- 2 -

In this case, it is abundantly clear that the subject properties have existed as two independent lots since prior to the adoption of the B.C.Z.R. in 1945, and thus, enjoy a legal, nonconforming use as two separate building lots. Therefore, the Petition for Special Hearing in both cases should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of October, 1996 that the Petitions for Special Hearing to approve the properties known as 5429 and 5431 Arcadia Avenue as legal, nonconforming building lots, having existed in their current shape and size since prior to June 15, 1945, in accordance with Petitioner's Exhibits 1, be and are hereby GRANTED.

LES:bjs

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

October 31, 1996

Mr. & Mrs. Ernest F. Standiford
P.O. Box 34
5429 Arcadia Avenue
Upperco, Maryland 21155

RE: PETITIONS FOR SPECIAL HEARING
S/S Arcadia Avenue, 205' & 230' E of the c/l of Hanover Pike
(5429 & 5431 Arcadia Avenue)
5th Election District - 3rd Councilmanic District
Ernest F. Standiford, et ux - Petitioners
Case Nos. 97-132-SPH and 97-136-SPH

Dear Mr. & Mrs. Standiford:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing have been granted in accordance with the attached Order.

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

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Roy (A.L.) Snyder
1911 Hanover Pike, Hampstead, Md. 21074

People's Counsel
File

ORDER RECEIVED FOR FILING
Date 11/3/96
By [Signature]

ORDER RECEIVED FOR FILING
Date 11/3/96
By [Signature]

- 3 -



Petition for Special Hearing to the Zoning Commissioner of Baltimore County for the property located at #5429 Arcadia Avenue

which is presently zoned RC-2
97-132-SPH

This Petition shall be filed with the Department of Permits & Development Management. The undersigned, legal owners of the property, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the subject lot as a legally nonconforming building lot, having existed in its current shape and size since prior to June 15, 1943.

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

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

Legal Owner(s):

Ernest F. Standiford

(Type or Print Name)

Signature

Arline C. Standiford

(Type or Print Name)

Signature

P.O. Box 34

5429 Arcadia Ave.

Address

Upperco MD 21155

City, State, Address and phone number of representative to be contacted

A. L. Snyder

Name

1911 Hanover Pike (410) 239-7744

Address Phone No.

Hampstead, MD 21074

Office Use Only

ESTIMATED LENGTH OF HEARING

the following date: Next Two Months

ALL OTHER

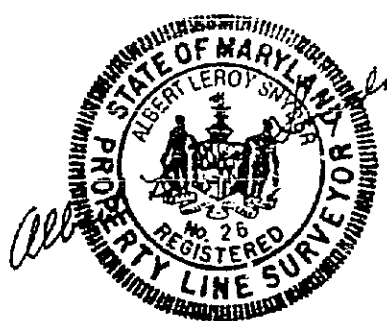
REVIEWED BY: [Signature] DATE: 9-25-96

136

A. L. Snyder
Surveyor, Inc.
1911 Hanover Pike
Hampstead, Maryland 21074
Zoning Description (410) 374-9695
September 17, 1996

Beginning in or near the center of Arcadia Avenue at the distance of 280 feet, more or less, east of the center line of Maryland Route No. 30 (Hanover Pike), which is 66 feet wide, thence running, the following courses and distances,
1.) S 0 1/4° E 364 1/2 feet,
2.) N 72 3/4° E 94 1/2 feet,
3.) N 0 1/4° W 339 1/2 feet,
4.) S 85 1/2° W 90 feet to the place of beginning.

Being the second parcel of land conveyed by D. Roxie Hodges to Ernest F. Standiford and Arline C. Standiford, his wife, by deed dated April 27, 1980 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 8476 folio 376 etc., also known as #5429 Arcadia Avenue and located in the Fifth Election District.



MEMBER: Md. Soc. of Surveyors • W. Va. Assoc. of Land Surveyors • A.C.S.M.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/10, 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 successive weeks, the first publication appearing on 10/10, 1996.

THE JEFFERSONIAN,
A. HENRIKSEN
LEGAL AD. - TOWSON

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, at 11:00 A.M. of the date of the hearing at the County Office Building, 111 W. Chesapeake Avenue, Room 111, on the 10th day of October, 1996.
Washington Avenue, Towson, Maryland 21204 and Room 111, on the 10th day of October, 1996.
Case #97-132-SPH
(Erie 133)
5429 Arcadia Avenue
S/S Arcadia Avenue, 205' & 230' E of the c/l of Hanover Pike
5th Election District
Ernest F. Standiford and Arline C. Standiford
Legal Owner(s)
Special Hearing to approve the subject lot as a legally nonconforming building lot, having existed in its current shape and size since prior to June 15, 1943.
LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearing was conducted. (2) For information only. (3) For information only. (4) For information only. (5) For information only. (6) For information only. (7) For information only. (8) For information only. (9) For information only. (10) For information only. (11) For information only. (12) For information only. (13) For information only. (14) For information only. (15) For information only. (16) For information only. (17) For information only. (18) For information only. (19) For information only. (20) For information only. (21) For information only. (22) For information only. (23) For information only. (24) For information only. (25) For information only. (26) For information only. (27) For information only. (28) For information only. (29) For information only. (30) For information only. (31) For information only. (32) For information only. (33) For information only. (34) For information only. (35) For information only. (36) For information only. (37) For information only. 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Exhibit B

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than 10-6-96

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No. _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE:

DATE AND TIME:

REQUEST: APPROVAL of The Subject Lot as a
Legally Non-Conforming Building Lot, Having
EXISTED IN ITS CURRENT SHAPE AND SIZE
SINCE PRIOR TO JUNE 15, 1943.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

956
post 4.00



Baltimore County
Department of Permits and
Development Management

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

97-132-SPH

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 136 Petitioner: ERNEST F. STANDIFORD & ARLINE C. STANDIFORD

Location: 5429 ARCADIA AVENUE UPPERCRO, MD. 21155

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SAME

ADDRESS: P.O. Box 34

UPPERCRO, MD. 21155

PHONE NUMBER: (410) 374-9904

Printed with Soybean Ink
on Recycled Paper

12

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted for filing by J. MEBBER on 9-25-96 Date (A)

A sign indicating the proposed Building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE 10-7 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 10-22 C (8-3 Work Days)

TENTATIVE DECISION DATE 10-25 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: _____

Posted by: _____ Date of Posting: _____

Signature

Number of Signs: _____

TO: POTOMAC PUBLISHING COMPANY
October 10, 1996 Issue - Jeffersonian

Please forward billing to:

Ernest F. Standiford
P. O. Box 34
Upperco, MD 21155
374-9904

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: 97-132-SPH (Item 136)
5429 Arcadia Avenue
5th Election District - 3rd Councilmanic
Legal Owner(s): Ernest F. Standiford and Arline C. Standiford

Special Hearing to approve the subject lot as a legally non-confirming building lot.

HEARING: THURSDAY, OCTOBER 29, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3393.
(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

October 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: 97-132-SPH (Item 136)
5429 Arcadia Avenue
5th Election District - 3rd Councilmanic
Legal Owner(s): Ernest F. Standiford and Arline C. Standiford

Special Hearing to approve the subject lot as a legally non-confirming building lot.

HEARING: THURSDAY, OCTOBER 29, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: Ernest and Arline Standiford
A.L. Snyder

NOTES: (1) THE ZONING NOTICE SIGN MUST BE POSTED ON THE PROPERTY BY OCTOBER 14, 1996.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3393.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

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

November 14, 1996

Mr. and Mrs. Ernest F. Standiford
P.O. Box 34
5429 Arcadia Avenue
Upperco, MD 21155

RE: Item No.: 136
Case No.: 97-132-SPH
Petitioner: E. Standiford, et ux

Dear Mr. and Mrs. Standiford:

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 September 25, 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 Subanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

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

Date: October 17, 1996

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

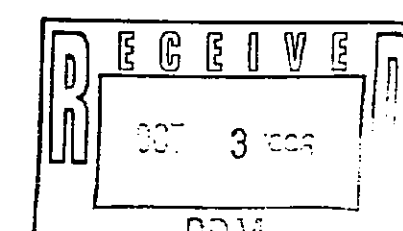
SUBJECT: Zoning Advisory Committee Meeting
for October 15, 1996
Revised Item #84 (on 9/25/96)
and
Item Nos. 131, 132, 133, 135, 136,
137, 138, 140, 142, 144, 146,
& 147

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

RWB:HJO:jrb

cc: File

ZONE31



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

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

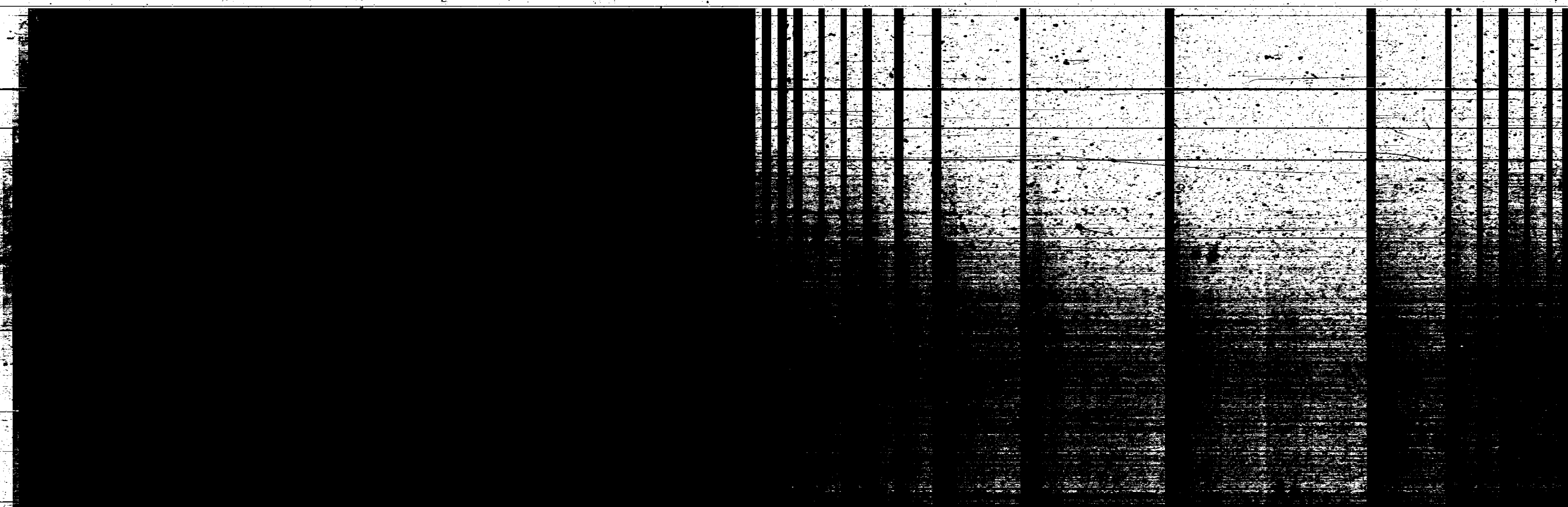
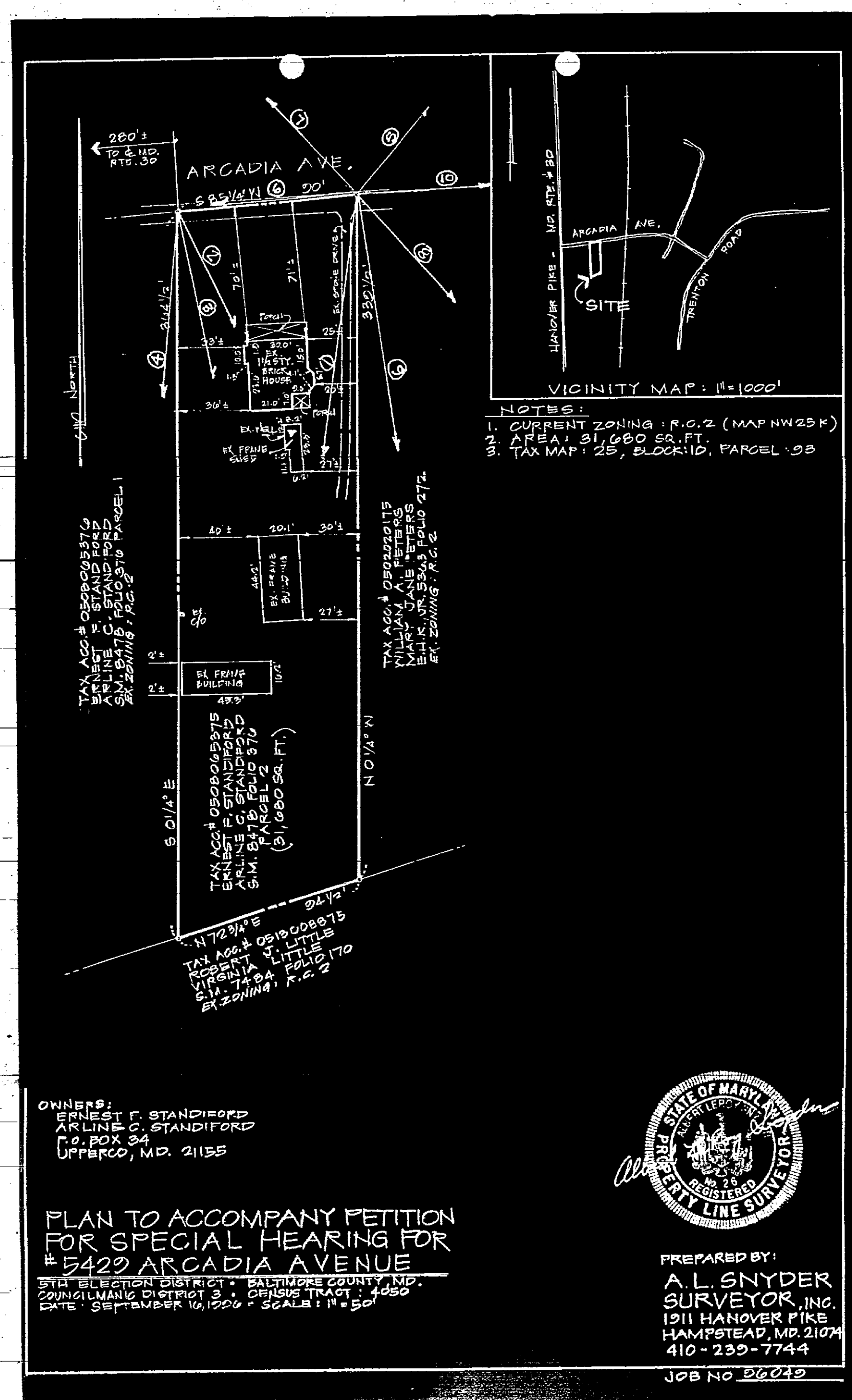
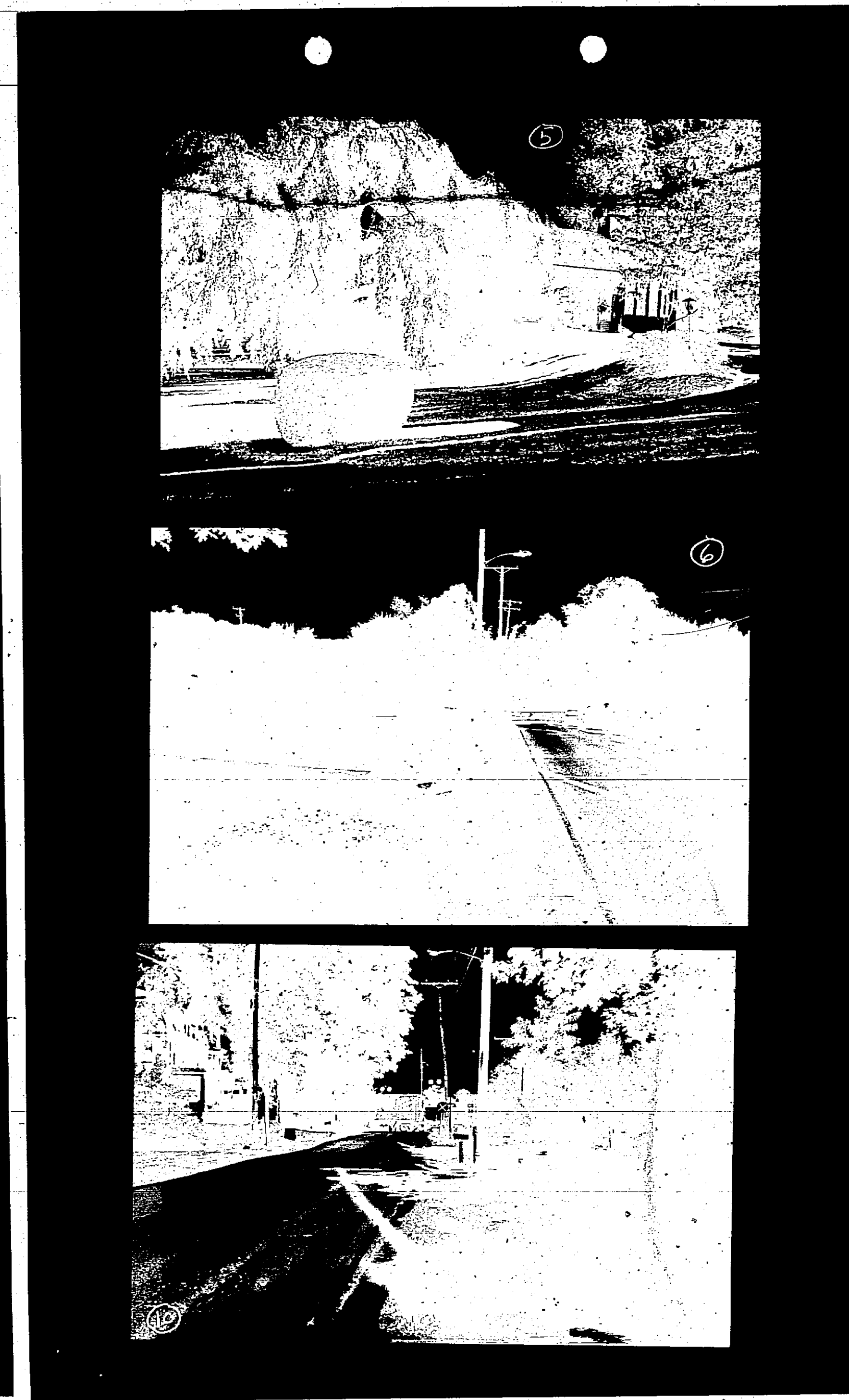
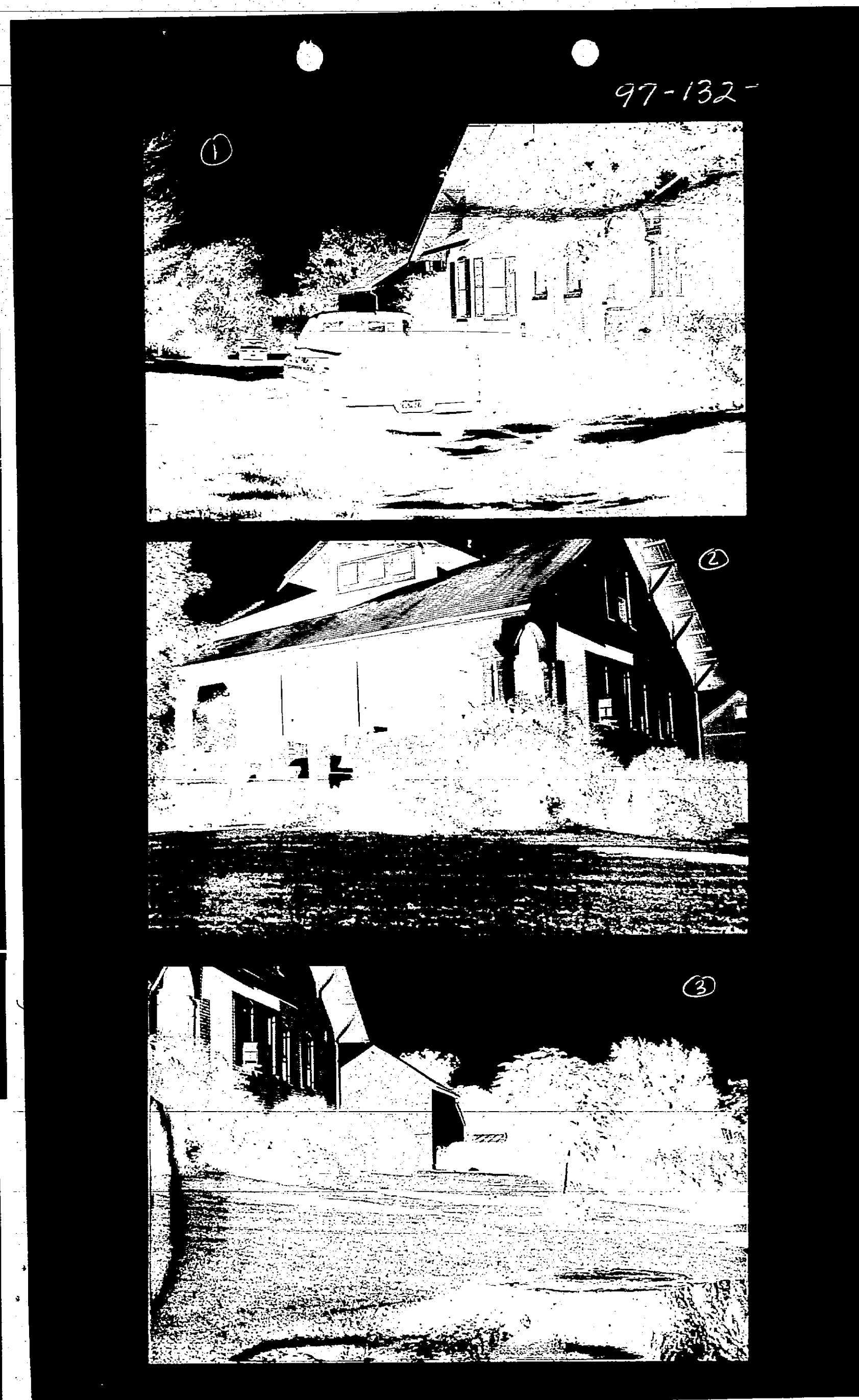
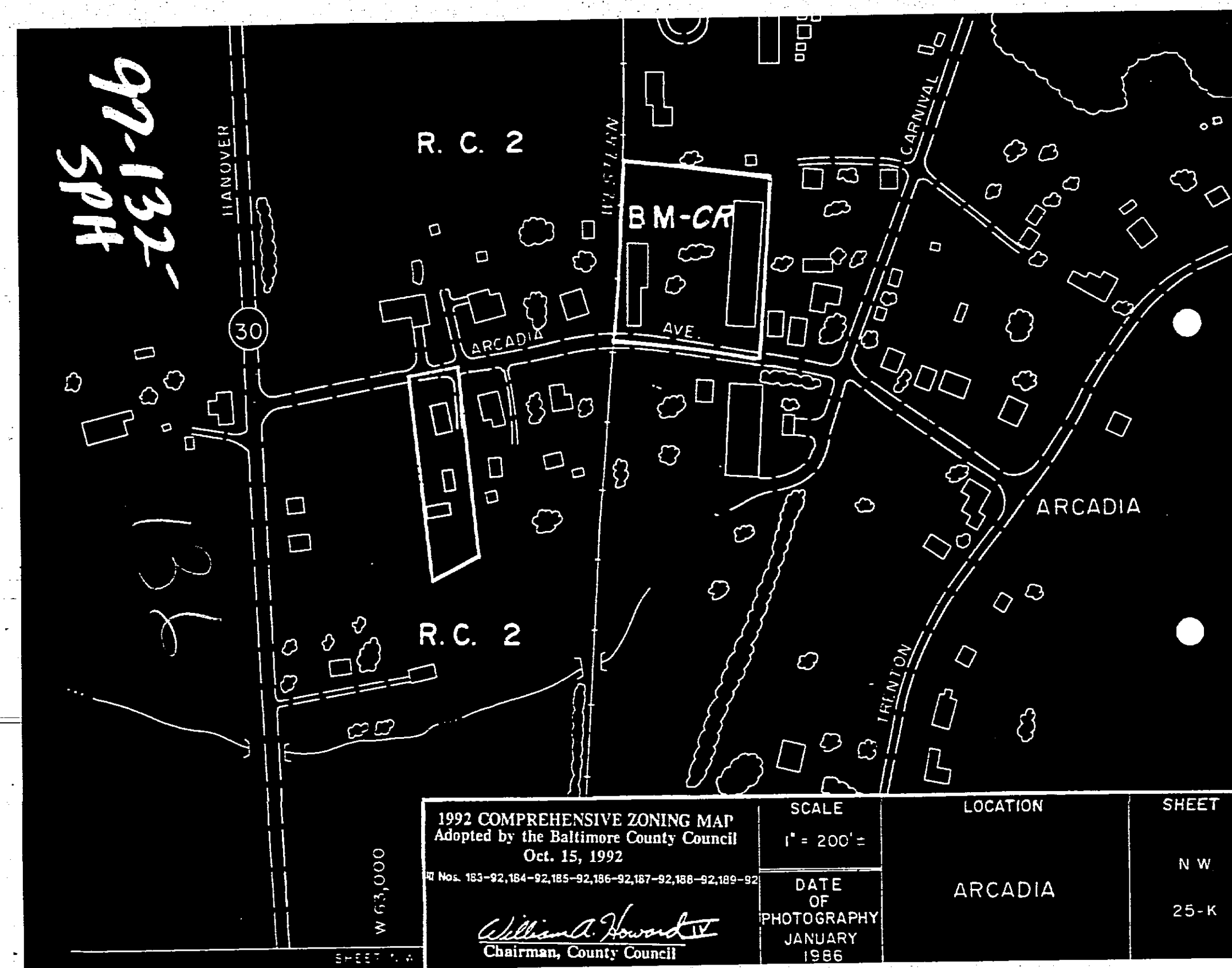
DATE: 10/27/96

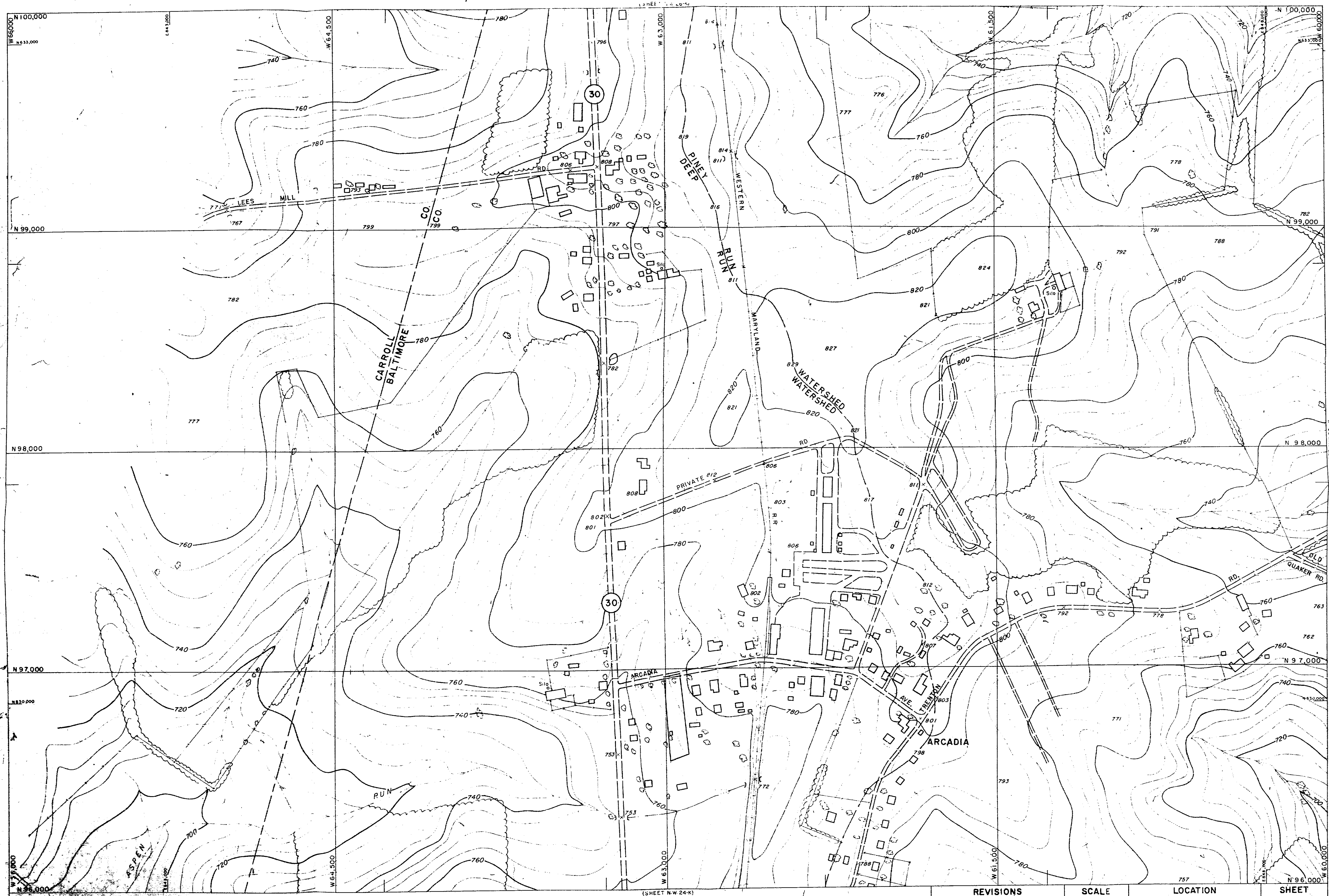
SUBJECT: Zoning Advisory Committee
Meeting Date: Oct. 7, 96

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

Item #'s: 130 135 147
131 136 148
132 142
133 146

RBS:sp
BRUCE/DEPRM/TXTSBP





PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY, MARYLAND

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
		1" = 200'	ARCADIA	N.W. 25-K
Topography Compiled By Photogrammetric Methods MAPS, INCORPORATED - BALTIMORE, 22, MARYLAND		DATE OF PHOTOGRAPHY APRIL 1961		

BS-NE
FF-SE