FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for Variance for the property located at 318 Holly Hill Road in Reinterstown. The Petition is filed by Michael G. O'Brien and Gloria J. O'Brien, proper ty owners. Variance relief is requested from Sections 400.1 and 427.8 of the Baltimore County Zoning Regulations (BCZR) to permit an existing shed to be located closer to the street in lieu of the required third of the lot farthest removed from any street; to permit a 0 ft. setback from the property line in lieu of the required 2-1/2 ft. for the aforementioned abed; and to permit a 6 ft. high fence in lieu of the required 42 inches. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 2.

Appearing at the public hearing held for this case were Michael G. Parien and Gloria J. O'Brien, his wife. Also present on their behalf was Patrick O'Keefe, a consultant engaged by the O'Briens. Appearing in apposition to the request were Mr. and Mrs. William C. Hooper, adjoining

Testimony and evidence presented on behalf of the Petitioners was that the subject lot is rectangular in shape and located at the intersection of Holly Hill Court and Holly Hill Road in Reisterstown. The proper ty is coned D.R.J.b. Mr. and Mrs. O'Brien indicated that they have owned and resided on the property for approximately 11 years. The property is

third variance sought by the Petitioners relates to the fence In this regard, there is a conflict between the zoning regulations and the building code as they relate to fences around swimming pools. The zoning ordinance prohibits a fence over 42 inches in height when that fence adjoins the side or rear yard of a neighbor's property. However, the building code requires a fence a minimum of 48 inches around the pool. Obviously, concerns over safety of neighborhood children are a basis of

Bused upon the testimony and evidence offered, as well as the above requirements, I am persuaded to grant limited variance relief for the fence. Specifically, I will allow the fence to be a height of 48 inches. In my judgment, this height is sufficient to provide the necessary security and is in character with the community. Thus, the Petitioners shall be ordered to reduce the fence to a height of 48 inches. The affected portions of the fence are that part which extends from the shed to the side walk along the rear property line, along the side property line in a direction parallel to Holly Hill Court and in a direction from the side property line northerly towards the house in the Petitioners' side yard. Those portions of the fence, as described immediately here above, must be reduced to 48 inches. The fence may remain at its present height where same is constructed from the shed to the property line on the north side of the site

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, in part, and denied, in part.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this Z day of February, 1997 that a variance from Section 400.1 and 427.B of the Baltimore County Zoning Regulations (BCZR) to permit an

improved with a i-1/2 story brick and aluminium simple family dwelling which was constructed in the early 1960s. In addition to the house, the premises are improved with a concrete driveway from which vehicular access ist provided from Holly Hill Road. The house fronts Holly Hill Road and bears an address of 418 Holly Hill Road. In the rear yard, the Petitioners have installed a 24 ft. above ground circular samming pool. Additionally, the property is significantly landscaped and a small point has been built in the rear corner of the property. Also present in the cear portion of the lot is a shed, 10 x 16 ft. in dimension. This shed is the subject of two of the zoning variances which have been requested.

es relate to the location of the shed both in terms of its proximity to the property line and its location on the lot. In this regard, Mr. and Mrs. O'Brien testified that when they bought the house an old metal shed (8x10 ft.) was already located in the rea yard. That shed was located immediately abutting the property line in the center of the rear portion Petitioners decided to replace same. The current shed was recently constructed to replace the older shed. Although slightly larger, it was placed in nearly the same foolprint location as the old shed. The Peti tioners indicated that the shed is used for storage purposes for their lawn mower, garden equipment and similar bousehold type items

In addition to the variance request for the shed's location, relief is also requested for an existing fence. In this regard, the Petitioners testified that a wooden board on board tence was constructed in the Summer of 1996. The fence runs along the entire rear yard which includes a common property line with Mr. and Mrs. moover. Additionally, a portion of the fence extends down the side yard adjacent to Holly Hill Court and also

anisting shad to be located closest to the street, in lieu of the required

third of the lot farthest removed from any street; and to permit a 0 ft

setback from the property line in lieu of the required 2-1/2 ft. for the

lies of the required 42 inches, be and is hereby DENIED, subject, however,

... me retitioners are hereby made aware this proceeding at this 'ime is at their own risk until ruch time as the 30 day appellate process from 1:ii Order has oxpired. If, for whatever reasor, this Order is reversed, the Petitioners would be require, to return, and be responsible for returning, said property to its original condition.

The Petitioners shall, within 90 days from

TAMENCE E. SCHWIDT

Zoning Commissioner for Baltimore County

the date of this Order, reduce the fence to a height of 4 ft. (48 inches), in lieu of 6 ft. in height, as more particularly set forth

to the following restrictions:

IT IS FURTHER ORDERED that a variance to permit a 6 ft. high fence in

along the plane established by the rear of the envelope for the dwell The Detitionary indicated that the Terror was installed to provide privacy and also insure that children and others could not get access to the pool. The Petitioners request variance relief to allow the fence to remain at a height of 72 inches; notwithstanding the zoning requirement that same not exceed 42 inches. The Petitioner submitted numerous photo graphs of both the subject property and neighborhood in support of their respect. They indicated that other properties in the neighborhood are similarly improved and believe that the grant of variance relief is appropriate. In addition to reviewing the testimony and evidence presented,

immediately next door, which is improved with a single family dwelling bearing the address, 807 Holly Hill Court. The side yard of Mr. Hooper's property abuts the rear yard of the subject property. Mr. Hooper's con cerns are reflected in a letter submitted by him and marked as Protes tants' Exhibit No. 1. Essentially, he objects to the variances for two attempting to exit his driveway. Se also complains that the fence and

Addressing first his concerns over the location of the fence and shed. I indicated at the hearing that the Zoning Commissioner is without authority to resolve questions of title or establish property lines. The and shed are on their property. For the purposes of considering the Petition, before, me. I am satisfied that the location survey provided by the Petitioners is accurate. However, I make no finding as to the exact location of the presenty line and do not attempt to resolve any dispute be

Petitioners establishing that the improvements are on their property.

As to Mr. Hooper's second concern, I am not persuaded by same. particularly noted this issue when I visited the site and nulled my automobile into the Hooper driveway. This driveway is located in the side yard e Hooper property located farthest away from the Petitioners' proper-That is, the Hooper's driveway is not immediately adjacent to the fence but a significant distance away. I noted no interference with sight distance occasioned by the fence. Moreover, it is to be noted that Holly Bill Court terminates in a cul-de-sec not far from where the Hoomers' reside. The volume and speed of traffic will certainly be reduced based

Based upon the testimony and evidence presented, I am persuaded to grant the requested variance relief as it relates to the shed. In my judgment, the location of the shed is appropriate, both in term of its ignation in the yard and as to the property line. Relocation of the shed to the third of the lot farthest removed from any street is not practi-In this regard, uncontradicted testimony and evidence was presented that there exists a drainage and utility easement on the north side of the Moreover, a mink hole is located in and about this easement.

These factors prohibit the location of the shed in that portion of the Additionally, since this shed replaced an existing shed which was at the same location for many years, the shed's location is appropriate. over, other improvements to the property, including landscaping and the location of the pool, limit the area in the shed could be located. For all of these reasons, I am persuaded to grant relief to allow a G ft. setback from the property line and also permit the shed to remain in its present location.

Baltimore County

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

February 6, 1997

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 clorat at 80°-3391.

Zonine Commissioner Office of Planning and Zoning

Mr. and Mrs. Michael G. O'Brien 318 Holly Hill Road Reisterstown, Maryland 21126

RE: Case No. 97-259-A Petition for Zoning Variance Property: 318 Holly Hill Road

Dear Mr. and Mrs. O'Brien:

Enclosed please find the docision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restric-tions, in accordance with the attached Order.

Very truly yours. france Shout

att. Mr. William C. Hooper, 807 Holly Hill Court, Reisterstown, Md. 21136

Constant from

Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at 319 Hally Hill Road Reinterstown, Hd. which is presently zoned D2 3.

The from containing the date on the other a Toronty Toronty and Contriguent Management.

Man entergoing the given of the property desired the Management of the property desired the property desired the Management of the property desired the Management of the Manag

services as the required 42 (scheme).

The required form of the required forms the requirement of the requir

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

Lorine, agree to pay exponses of above Variance advertising, posting, etc., upon filing of this person.

4	State	Zacone	Address Prome No.
Address .	Phone No.		w
ligrace			Reinteratour Maryland 21186
Type or Print Name			318 Holly Hill Rd \$33-3767
Money to Pettorer			. /
7	State	Zecore	Moria dan O Brien
Aspeni			Calarin Jean O'Brien
Signatur.			Hickory G. O'Brien
"you or Print haves		-	Michael GO'Brien
Correct Functional Legace			Lega Ownerse
			(We do summing necess and offers, under the persons of perjuny, that time are mapper connected of the property which is the subsect of this Festion.

TEM# 259

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description. DO NOT USE THIS FORM FOR "FILL. IN THE BLANK" THE description of the description must be in the soleword term. 97-259-A

ZONING DESCRIPTION FOR 318 HOLLY HILL ROAD

Beginning at a point on the NORTH side & COR. OF HOLLY HILL RD, &

centerline of the nearest improved intersecting street Block Section s in the subdivision of SUBURBIA

as recorded in Baltimore County Plat Book # 2 6 Folio # 89 containing 9.212 Also known as _____

and located in the 4 Election District, 3 Councilmanic District.

259

Please foward billing to:

Nichael and Gloria O'Brien 318 Holly Hill Road Beisterstown, ND 21136

MODICE OF HEARING

The horing functioner of Baltimer Contit, by subscript of the horing left and impulations of Baltimere Constr, will had a public baction on the property identified berein in from 100 of the Contra office Baltimer, 110. Companies innone in fromes, Reprince 72504 on 110, 010 Contrabuse, 400 Healtington berein, Townes, Seryind 21254 as follows:

CASE MUMERN: 97-259-1 (Item 259) 118 Holly Hill Road NC Holly Hill Road and Holly Hill Circle

Variance to penalt as existing shed to be located closest to the street in lice of the required it third of the lot farthest reasons from any street; a zero foot method: from property line in lieu required 2.5 feet; and as existing 6 foot high fence in lieu of the required 42 inches.

words words program to 1907 at 9:00 a.m. to from 118, 01d Courthouse

CERTIFICATE OF PUBLICATION

1116 . 1997 TOWSON MD.

THIS IS TO CERTIFY, that the annexed advertisement was published to THE JEFFERSONIAN, a weekly newspaper published in Townson Bultimore County Md. once in each of / successive weeks, the first publication appearing on 1/16, 1997.

> THE JEFFERSONIAN, a. Henrilson LEGAL AD. - TOWSON

Me. 029786 A.TIMORE COUNTY, MARYLAND FFICE OF FINANCE - REVENUE DIVISIO ISCELLANEOUS CASH RECEIPT ITEM# 259 R-001-6150 12-17-96 Michael O'Brien FOR PRES, VARIANCE Case# 9700259114 Penell

Baltimore County Department of Permits and Development Management

Development Processing 111 West Chesapeake Avenue Towson, Maryland 21204

Secret 10 1997

NCTICE OF HEARING

The Zoning Commissioner of Naitinore County, by subbority of the Zoning Act and Sepalations of Naitinore
County, will hold a public bearing on the property identified herein in
Room 10s of the County Office Naiding, 111 N. Chesapeaks Avenue in T moon, Naryland 21234

or Room 118, Old Courthouse, 400 Washington Evenue, Townen, Maryland 21204 as ollows:

CASE MEMORES: 97-259-A (Item 259) 318 Holly Hill Road BC Holly Hill Road and Holly Hill Circle

Mariance to permit an existing abed to be located closest to the street in lieu of the required in third of the lot farthest removed from any street; a zero foot methods from property line in lieu of required 2.5 feet; and an existing 6 foot high fence in lieu of the required 42 inches.

property season property 1, 1997 at 9:00 a.m. in Soom 118, Old Courthouse

Gell kroold Jabloo

from a win Seybean les un Recycled Paper

NOTES: (1) TOO MOST SAVE THE ROSENS MOTICS SIGN POSTED OF THE PROPERTY BY AMERICA 19, 1997.

(2) MEASURES HAS HARDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMPOSATIONS PLEASE CILL SET-3353.

(3) FOR INFORMATION CONCRESSE THE FILE LEGICAL MEASURE, CONTACT THIS OFFICE AT 867-3391.

Baltimore County

Department of Permits and Development Management

Development Processing County Office Building III West Chesapeake Ave Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the Ballinore County zoning regulations require that notice be given to the specaral 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 POLICIES.

Posting fees will be accessed and paid to this office at the time of filing.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

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

APROLD TABLES DIRECTOR

For newspaper advertising:

Item No .: 259 Petitioner: Michael & Glaria O'Brien

PLEASE FORWARD ADVERTISING BILL TO:

NOME: Michael G. O'Brien ADDRESS: 318 Holly Hill Road

Reisterstown, Maryland 21136

PHONE NUMBER: 410-833-3767

Baltimore County

Mr. and Mrs. Michael O'Brien 318 Holly Hill Road

Reisterstown, ND 21136

Dear Mr. and Mrs. O'Brien:

Department of Permits and

Development Management

\$ --- VIOLATION # 97-1605

January 22, 1997

The Zoning Advisory Committee (ZAC), which consists of representa-tives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Fermits and Development Management (FDM), Zoning Review, on December 17, 1996.

Any comments submitted thus far from the members of ZMC that offer or respent information on your pelition are attached. These comments are not intended to indicate the "errice (configuration or attached the price (configuration or attached the price) (configuration or attached the price) (configuration or attached the properties of the proposed that are informative will be forwarded to you; those that are not informative will be placed in the permanent case fills.)

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 (867-3391).

3.0 W. Carl Richards, Jr. Zoning Supervisor

RE: Item No.: 259 Case No.: 97-259-A Petitioner: Michael O'Brien, et ux

ZONING NOTICE

Date to be Posted: Asserime before but on later than

Format for Sign Printing, Black Letters on White Background:

Case No.: 97-259 A

Request for Zoning: Variety Special Exception, or Special Hearing

REQUEST: To permit an existing shed to be located closes To the street in lieu of the required in the third The lot farthest removed from one street, a zero Sethank from property line in lieu of the required 25 FT and on existing GFT high fence in lies POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.

TO CONFIRM HEARING CALL \$87-1391 of the required 42 inches,

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

HANDICAPPED ACCESSIBLE

12

Development Processing

Towson Maryland 21204

County Office Building 111 West Chesapeake Avenue

Baltimore County Government Fire Department

700 East Joppa Road Towson, MD 21286-5500

Office of the Fire Marshal

DATE: 01/08/97

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 DEC. 30, 1996.

Zoning Agenda:

Fursuant 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.

The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 258, 258, 261, 262, 263, 265, 266, 267, 268 AND 269.

Ms. Roslyn Eubanks

Parker F. Williams

RE: Baltimore County /2-31-94 Item No. 259 (27)

Baltimore County Office of Permits and Development Management County Office Building, Room 109 Towson, Maryland 21204

Door Me Tuhanker 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

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours, 1. J. Sollo

Ronald Burns, Chief Engineering Access Permits

Maryland Felay 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 Colvert Street - Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Item No. 0297 Item No. 259 318 Holly Hill Road O'Erien - Petitioner

Please be advised that the referenced petitions are standing code violation case. ((-97/1605) When this matter is set for a hearing please notify:

be in open

BAL PINORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

DATE: 12/3/196

R. Bruce Seeley Permits and Development Review

SUBJECT: Zoning Advisory Committee
Meeting Date: 12 0 30 30

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

B39 260 261 263 265 268

RBS:sp BRUCE2/DEPRM/TXTSBP

RE: PETITION FOR VARIANCE 318 Holly Hill Road, NC Holly Hill Road and Holly Hill Circle 4th Election District, 3rd Councilmanic

Michael G. and Gloria J. O'Brien

.

ENTRY OF APPEARANCE

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

Peter Max ZIMMERMAN People's Counsel for Baltimore County

CARCLE S. DENILIO
Deputy People's Counnel
Room 47. Courthouse
400 Washington Avenue
Towson, MD 21204
(417) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this Sir day of February, 1997, a copy of the foregoing Entry of Appearance was mailed to Michael G. and Gloria J. O'Brien, 318 Holly Hill Road, Reisterstown, MD 21136,

MON 2/3 ZC HRES Peter May Zinneimen
Peter MAX ZINNERMAN

BALTIMORE COUNTY, HARYLAND

INTER-OFFICE CORRESPONDENCE

Armold Jablos, Director Permits and Development Haungement

MATE: Becember 30, 1996

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s): Item Nos. 258, 259, 261, 263, 267, 268, and 269

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 Forg.

ITEM258/PZONE/ZACI

CODE VIOLATION NOTICE

Nume Michael + Gloria Obrien ADDRESS: 318 Holly Hill Rd. corrzo Reistrstown, MD 21136

RE: Case No. 92/1605 . LOCATION: 319 Hally Hall Rd.

DEN Mr. + Mrs. O'brien

in accordance with the <u>Baltimore County Code</u>, Article IV, Section 402, (d), on inspection was conducted in accordance to the following code(s):

This inspection revealed violation(s) according to the following code(s): Ballimore County Zoning Regulations (BCZR), Section 102.1.

_____ Building Code of Battimore County, Maryland, Section 102.1. _____ Livebility Code, Bahimore County, Section 18-68.

The tollowing correction(s) issue required:
(D. P. rmits required for fence and shed in rear yard. No permits found. @ Shed not permitted in present location. Shed must be 2 to test from property line and on corner lots they must be located only in the third of the lot furthest from any street.

3 Force not to be over 43" in height where projecting in the front yard of any adjoining lot.

The above victation(s) must be corrected on or below:

1.1-18-9.4 or further legal action will proceed, in which you may be subject to a cirl penutly. Should you need further destination, please contact.

Sim budy Whook*

Code Impactor, at (410) 857.

**40.3.0

Page 1 of 2

DATE: 10-17-96

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

Date: January 3, 1997

Arnold Jabion, Director Department of Permits & Nevelopment Management

Zoning Advisory Committee Meeting

for January 6, 1997 11-on 1925, 258 (25%), 261, 262, 263, 265, 267, 268

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

ADDRESS: ___

Nume Michael . Gloria O'brien

DATE: 10-17-96

CITY-ZIP: LOCATION: 318 Holly Hill Kd. RE: Case No. 97/1605 .

In accordance with the <u>Retimera County Code</u>. Article IV, Section 402. (d), an inspection was conducted or Batimore County Zoning Regulations (BCZR), Section 102.1.

Building Code of Baltimore County, Maryland, Section 102.1. Livebility Code, Beltimore County, Section 18-65.

The following correction(s) laters required: You may apply for a Variance concerning three vigle times. Variance must be

applied for within 2 weeks from the dete of this notice.

The above violation(e) must be corrected on or before or further legal action will proceed, in which you may be subject to a chill penalty. Should you need further clerification, please contact __ Code Inspector, et (410) 887- 4092

Post 2

BALTINOSE COUNTY, MARYLAND

DANK: December 19, 1996

70: Gean Stephens

ROM: James H. Thompsd

E: Item No. 0297 Item No. 259

Please be advised that the referenced petitions are subject to an outstanding code violation case.

When this matter is set for a hearing please notify:

William C. Hooper 807 Holly Hill Court Reisterstown, Maryland 21136

HT/bb

: Inspector Kim Wood

GAYLE F. WHITE SOSIOLLY HILL COURT REISTERSTOWN, MARYLAND 21156

Number of pages including cover sheet 2

Message: Zoning Objection for Case No. 97-259-4 (Item No. 259)

DEAR COMMISSIONER:

I WOULD LIKE TO BRIEFLY REVIEW THE CIRCUMSTANCES RECARDING THE VARIANCE APPLICATION AS IT RELATES TO MY PROPERTY.

THE O'SELANS SEGAN BY CUTTING DOWN RECORD THAT THE POWER PROPORTY OWER SAID MERE CORE AND INSISTENCY THEY CHEED AND ADDITIONAL FIVE FRAT ON OUR SIDE OF THE RECORD. THEY THEN INSTALLED THE FRANC ABOUT YOUR FREST INTO OUR PROPERTY.

WE SHOUND THEM A COPY OF OUR SURVEY HILDS INDICATES A POSSIBLE ENGRACHMENT BY THEIR SIED ON OUR PROPERTY LINE. THIS PUS THE LOCATION OF THE SHITTARY MANBOLE COMPLINED THAT THE FEBRE HAS ON OUR PROPERTY.

OUR REQUESTS TO THE O'SRIAMS MERE KNORED AND THEY INSTALLED THE FENCE EVEN MITH THE CORNERS OF THE SHIPD AND EXTENDED THE SIX POOT HIGH FENCE INTO OUR FRONT YARD.

AT OUR EXPENSE, HE HAD KON CONSULTANT HAVE A LOCATION DRAWLING HELD!
INDICATES THAT THE SHED IS ON OUR PROPERTY AND THE PEACE ENCROACHES ON
OUR PROPERTY FOR THE HALDRITY OF THE PROPERTY LINE.

THE VARIANCE REQUEST BY THE O'BRIANS IS WITHOUT MERIT AND SHOULD BE DENIED FOR THE POLLOHING REASONS:

 SECTION 107.2 SUBSECTION 5 STATES THAT "A VARIANCE REQUEST IS NOT MADE ON CONDITIONS OR CIRCUMSTANCES MILED ARE THE RESULT OF NOTIONS BY THE APPLICANT." THE RELIEF REQUESTED BY THE O'BRIANS IS FOR SECTIONS OR MORRESIPS.

 IN ADDITION TO NOT CONFIDENCE TO THE CODE, THE SIX POOT PENCE IN CUR FRONT YARD RESTRICTS OUR LINE OF SIGHT HALE BACKING OUT OF OUR RELIVEMY. IT ALSO LIMITS THE VISIBILITY OF USERS OF HOLLY MILL COURT TO VEHICLES TOWNING INTO THE STEET. THUS CREATING A SAPETY HAZARD.

IN SUMMARY, OUR POSITION IS THAT THE O'BRIANS SHOULD VERIFY THE LOCATION OF THE PROPERTY LINE BY A SIRVEY AND THEN HOVE THE PERCE AS SHED ON TO THEIR PROPERTY PER ZONING CODE.

SINCERTA

HR. 6 HRS. WILLIAM HOOPER

George E. White Gayle F. White 93 Holly Hill Court alsterstown, Maryland 21136 (419) 833-2742

y 13, 1996

Attention: Mr. Arnold Jablon The Zoning Commissioner of Baltimore Cou lekimore County Office Building 11 W. Chanapeaka Avenue

Re: Case Number 97-259-A Item 259
318 Hebly Hill Road
NC Hebly Hill Rd. and Hebly hill Court
4th Election/3th Councilmanic Districts

agal Owners: Michael O. and Gloria

We have lived on 803 Holly Hill Court for more than 23 years and have sover made a strong objection wall new. We see depicting to the beight of flow one of that the shad should loosed in the best depiction will never be the state of the st

CONCLUMONS

Lower the figure to a height of 42 inches Release the shed to the lock third of the let

I you need any additional inflamation please contact the writer at the above telephone number

Vary truly years

Boyel blit logh 766 2 460)

WE THE UNDERSIGNED AGREE THAT DRESS HER SNOT ANTIQUES THAT RD RUSSERSTOWN MARYESSES (115).

1) IN SOCIATION OF THE PERSONAL DISTRICT. THE PROPERTY WAS A STREET REPORTED TO THE PROPERTY OF THE PERSONAL DISTRICT. THE PERSONAL DISTRICT.

5. THE WILL OF THE REPORT SET THE PROPERTY OF THE PARTY THE COLUMN AS THE REPORT OF THE PARTY TH

5 THE CASEMAN PROBEETED DOOD TORSEMAR OF 1256 WAS TOTES AT A REPORT VARIOUS ASSESSMENT OF THE SARWOLLD PROBE ASSESSMENT OF THE VARIOUS ASSESSMENT OF THE

T ARE DOTHER HISTORICAN AND THE SHED ARE ASSETS TO DER STEEDBOR 10000 AND DO NOT POSE A PROBLEM.

#257

97-251-A

WE THE KINDY'S WHO ARE THE ORIGINAL HEMOCOWNER'S OF 320 HELLY HILL ROME HAVE WATCHED THE C'BRIENS OF 310 HOLLY HILL ROME IMPROVE THERE PROPERTY ENCH FERE SIXET THEY MOVED IN. BEFORE THEY STRATED THERE PROJECTS WAS O'BRIEN TOOK A LAWISCAPING COURSE AT NIGHT SCHOOL. WE HAVE WATCHED EACH PROJECT FROM STRETT TO END AND AS EACH PROJECT FROM STRETT OF END AND AS EACH PROJECT WAS COMPLETED WE FIRST THAT INDOM'S IT NOT ONLY IMPROVED THERE PROPERTY BUT ALSO ENCHANCED THE NET HOUSE PROPERTY BUT HAVE NO PROBLEM WITH ETTHER. THE SHED ON FENCE.

Morne J. Kily Ronald J. Kily

259

WE THE UNDERSIGNED AGREE THAT THE OBRIENS OF ORTHOLY THAT RD REINTERSTORN MARKE AND 2016.

TO STORM THE STITLE OF THE HEAVED THE FORM AND PROPERTY WAS A STANDARD INVESTIGATION OF THE STANDARD THE STAN

DILLASTATAS PROBECTI I LEDTOCS, DILS STANDICO.
 SERVATI DE SANTAS DE SECRETA ASDACE DE DIBBORIO, ASTAMANIA, POST DOMO DE DE DESTA LE CORESTIDO DE DEBERROR.
 SERVATI DE SANTAS DE SANTAS ASTAMANIA.
 PROFIEDA ASTA DE DESTA DE LO CORESTIDO DE DEBERROR.
 SERVATI DE SANTAS DE SANTAS DE SANTAS ANTISCED DE SERVADORIS.
 LESANTAS ASTA LA SANTAS DE SANTAS ASTAMANIA.
 DESANTAS ASTA LA SANTAS DE SANTAS ASTAMANIA.

F WE DOCT TO THAT THE FENCE AND THE SHED ARE AND IN TO OUR NEROWING TROOP AND DO NOT POST A PROBLEM.

The second of th

259

T WE DOTTEL BELLING THAT IS SHID ARE ASSETS TO OUR NEIGHBOR BOOD AND DO NO. 2004. A PROBLEM

#259

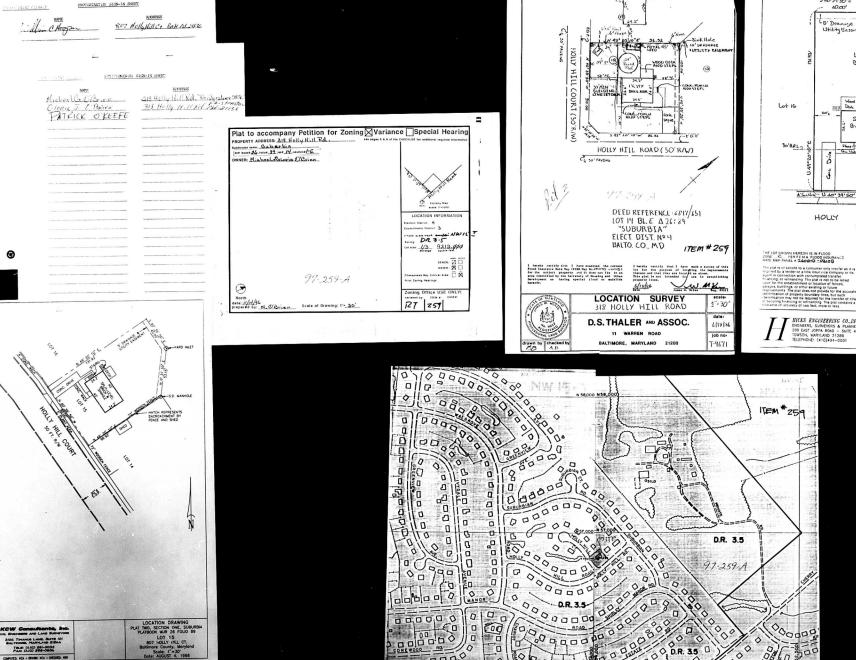
905 Hole, Hill Court Perstuation, MD 21136 Jan. 10, 1947

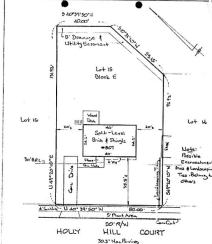
91 259-A

Fire Jine.

I in objecting to the buight of a fearer on the corner of Holly Hell street and Holly Nell Event. The fence extends to the evidench along. Holly Hell court. It is an eyear and obstructs the view of residents of the court whose frost yards meet the side yards of the German house. The fence is at 318 Holly Nill Hoad, moned by Michael O Brun and Choice 8 Present The Case the 97-259-A (Stem 259). I would like to see the fence lowered to the required 42".

Directly, Nathryn Elly (KATHRYN ELKY)





HICKS ENGINEERING CO.,INC. ENGINEERS, SURVEYORS & PLANNERS 200 EAST JOPPA ROAD — SUITE 402 10WSON, MARYLAND 21286 IELEPHONE: (410)494—0001

LOCATION *807 Hour Him Court; Loris But Part The Section Che, Suburgia" Barro Co, Mo. Plat Book Wir 26/89 DATE: 9/12/5 - SCALE 18-20' FRE 18760



TROIT ELEC



14.5



The transfer of the second









g and Elfa

