IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE	*	BEFORE THE
Cor. N/S Wilton Road, W/S of Sussex Road	*	ZONING COMMISSIONER
630 Wilton Road	*	OF BALTIMORE COUNTY
9th Election District		
4th Councilmanic District	*	Case No. 97-372-A
Robert S. Marlowe, Jr., et ux		
Petitioners	*	

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Robert S. Marlowe, Jr., and Julia A. Marlowe, his wife, for that property known as 630 Wilton Road in Towson. The Petitioners/property owners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a 13 ft. rear yard setback in lieu of 30 ft., for an addition. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

ORDER RECEIVED FOR FILING
Date 4/18/97
By M. Grant

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of April 1997 that the Petition for a Zoning Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a 13 ft. rear yard setback, in lieu of 30 ft., for an addition, be and is hereby GRANTED, subject, however, to the following restriction:

> 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

April 17, 1997

Mr. and Mrs. Robert S. Marlowe, Jr.
630 Wilton Road
Towson, Maryland 21286

RE: Petition for Administrative Variance
Case No. 97-372-A
Property: 630 Wilton Road

Dear Mr. and Mrs. Marlowe:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

Printed with Soybean Ink
on Recycled Paper

Petition for Administrative Variance
97-372-A
to the Zoning Commissioner of Baltimore County

for the property located at 630 Wilton Road, Towson, Md. 21286

which is presently zoned DR 3.5

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)

1B02.3 C.1 to permit a 13 ft. rear yard in lieu of 30 ft

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

The purpose of our proposed addition is to enlarge our home to accomodate our growing family. We have 2 children and expect our third child in July 1997.

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

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):

Robert S. Marlowe, Jr.
(Type or Print Name)

Signature

Julia A. Marlowe
(Type or Print Name)

Signature

630 Wilton Road (410) 828-4337
Address Phone No

Towson, Md. 21286
City State Zipcode

Name, Address and phone number of representative to be contacted

Robert S. Marlowe, Jr.
Name

630 Wilton Road
Address ~~Towson, Md. 21286 (410) 823-3800~~ Phone No

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

Zoning Commissioner of Baltimore County

REVIEWED BY: ___ DATE: 3/5/97

ESTIMATED POSTING DATE: 3/16/97

Printed with Soybean Ink on Recycled Paper

ITEM #: 372

Affidavit in support of 97-372-A Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 630 Wilton Road
address

Towson, Md. 21286
City State Zip Code

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

The purpose of our proposed addition is to enlarge our home to accomodate our growing family. We have 2 children and expect our third child in July 1997.

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

(signature) (signature)

Robert S. Marlowe, Jr. Julia A. Marlowe
(type or print name) (type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of March, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert S. Marlowe Jr. and Julia A. Marlowe

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

March 4, 1997
date

NOTARY PUBLIC Joan C. McKinley

My Commission Expires: 5/1/2000

MATCHLINED

#372

97-372-A

Mr. & Mrs. Robert Marlowe
630 Wilton Road
Towson, Maryland 21286

ZONING DESCRIPTION

PROPERTY OWNERS: Mr.& Mrs. Robert Marlowe

SUBDIVISION: Wiltondale

PROPERTY ADDRESS: 630 Wilton Road

LOT AREA: .13 acres

SQUARE FEET: 5,655

ELECTION DISTRICT: 9B

COUNCIL DISTRICT: 4

PLAT BOOK: JWB#14

FOLIO: 92

This residential building is owner occupied congruent with locally established zoning codes. The subject property is located on the southeast corner of Wilton Road intersecting Sussex Road in Towson, Maryland. Both of these adjoining roadways contain 40' right of way widths.

Lot decribed as follows:

WEST BOUNDRY: N38° 31' 03"E	84 lineal ft.
NORTH BOUNDRY: N52° 17' 10N	141 lineal ft.
EAST BOUNDRY: N46° 52' 0E	65 lineal ft.
SOUTH/ ROAD FRONT	138 lineal ft.

CERTIFICATE OF POSTING

RE: Case No.: 97-372-A

Petitioner/Developer:
(Robert Marlowe)
Date of Hearing/~~Closing~~:
(March 31, 1997)

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

____630 Wilton Road Towson, Maryland 21286

The sign(s) were posted on March 14, 1997
(Month, Day, Year)

Sincerely,

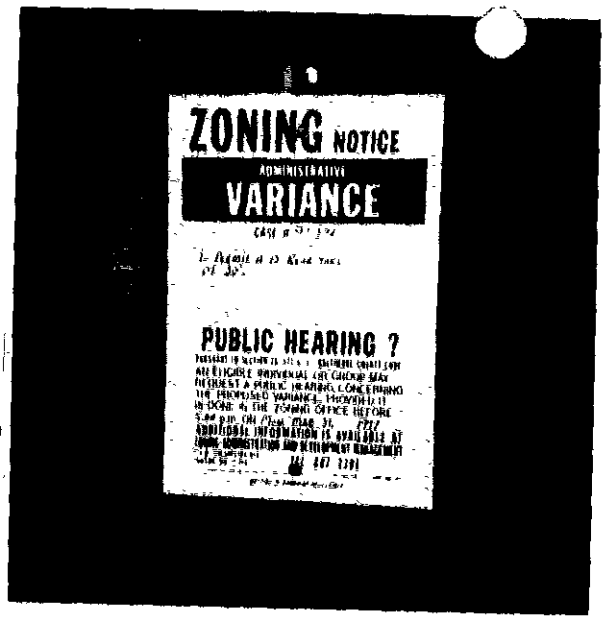
3/14/97
(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.
(Printed Name)

325 Nicholson Road
(Address)

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)



97-372-A

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 in Towson, Maryland on the property identified herein as follows:

Case: #97-372-A
630 Wilton Road
corner N/S Wilton Road,
W/S Sussex Road
9th Election District
4th Councilmanic
Legal Owner(s):
Robert S. Marlowe, Jr.
and Julia A. Marlowe
Variance: to permit a 13 foot rear yard in lieu of 30 feet.
Hearing: Wednesday, April 30, 1997 at 11:00 a.m. in Rm. 106, County Office Building, 111 W. Chesapeake Avenue.

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.

4/141 April 10 C133471

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 10, 1997

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 April 10, 1997.

THE JEFFERSONIAN,

A. Henderson

LEGAL AD. - TOWSON

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

No. 028614

DATE 3/26/97 ACCOUNT R001-6150

AMOUNT $ 40.00

RECEIVED FROM: Mr. Greenwood

FOR: Request Hearing 97-372-A

#10165

03A91A0278MICHRC
BA C002:16AM03-26-97 $40.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

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

No. 032670

DATE 3/5/97 ACCOUNT 01-615

Item: 372
By: MDE

AMOUNT $ 50.00

RECEIVED FROM: Robert, Julia Marlowe — 630 Walton Rd.

FOR: 010- Res Var. — $50.00

01A00#0020MICHRC
BA C009:18AM03-05-97 $50.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

REQUEST FOR HEARING

TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY:

Re: Case Number: 97-372 A

Petitioner(s): _____

Location: _____

****

I/WE, BURTON E. GREENWOOD, CHAIRMAN, ZONING COMMITTEE
Name(s) ------ (TYPE OR PRINT)

( )Legal Owners ( ) Residents, of

WILTONDALE IMPROVEMENT ASSN.
C/O 608 WILTON ROAD
Address

TOWSON, MARYLAND 21286
City/State/Zip Code Phone

which is located approximately _____ feet from the property which is the subject of the above petition, do hereby formally request that a public hearing be set in this matter.

Burton E. Greenwood March 26, 1997
Signature Date

_____
Signature Date

Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 372

Petitioner: MR & MRS. ROBERT MARLOWE JR

Location: 630 WILTON RD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MR + MRS. ROBERT MARLOWE

ADDRESS: 630 WILTON RD

TOWSON MD 21286

PHONE NUMBER: 828-4337

AJ:ggs

(Revised 09/24/96)

Printed with Soybean Ink

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

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

Subdivision name: _____

plat book# ____ ,folio# ____ ,lot# ____ ,section# ____

OWNER: _____

North

date: _____

prepared by: _____ Scale of Drawing: 1"= _____

North

Vicinity Map

scale: 1"=1000'

LOCATION INFORMATION

Election District:

Councilmanic District:

1"=200' scale map#:

Zoning:

Lot size: _____ acreage _____ square feet

	public	private
SEWER:	☐	☐
WATER:	☐	☐

	yes	no
Chesapeake Bay Critical Area:	☐	☐

Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:

Exhibit A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 3/16/97.

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-372

to permit a 13 foot rear yard in lieu of 30'

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

_____.

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

Baltimore County
Department of Permits and
Development Management

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

March 31, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-372-A
630 Wilton Road
corner N/S Wilton Road, W/S Sussex Road
9th Election District - 4th Councilmanic
Legal Owner(s): Robert S. Marlowe, Jr. and Julia A. Marlowe

Variance to permit a 13 foot rear yard in lieu of 30 feet.

HEARING: WEDNESDAY, APRIL 30, 1997 at 11:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue.

Arnold Jablon
Director

cc: Robert and Julia Marlowe
Burton E. Greenwood

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 15, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper

Baltimore County
Department of Permits and
Development Management

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

March 13, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-372-A
630 Wilton Road
corner N/S Wilton Road, W/S Sussex Road
9th Election District - 4th Councilmanic
Legal Owner(s): Robert S. Marlowe, Jr. and Julia A. Marlowe
Post by Date: 3/16/97
Closing Date: 3/31/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.

2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.

3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.

4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Robert S. Marlowe, Jr. and Julia A. Marlowe

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on Recycled Paper

Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 3.14.97
Item No. 372 MJK

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

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

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

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: March 12, 1997

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 342, 368, 369, 370, 372, 373, and 376

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: Carl L. Kess

PK/JL

ITEM342/PZONE/ZAC1

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

INTEROFFICE CORRESPONDENCE

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

Date: March 24, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for March 24, 1997
Item Nos. 370, 372, 373, 376 & Case No. CR-97-243

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

RWB:HJO:cab

cc: File

ZONE324.NOC

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 3/13/97

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: March 17, 97

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

Item #'s: 368 373
369 375
372 376

RBS:sp

BRUCE2/DEPRM/TXTSBP

Baltimore County
Department of Permits and
Development Management

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

March 28, 1997

Robert and Julia Marlowe
630 Wilton Road
Towson, MD 21286

Re: CASE NUMBER: 97-372-A

Dear Petitioners:

A formal REQUEST FOR PUBLIC HEARING has been filed in your case. Formal notification of the hearing date will be forwarded to you shortly.

As informed at the time of filing your petition, it now becomes necessary to run notice of the hearing in a newspaper of general circulation. This office will place the newspaper advertising on your behalf. Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

A copy of the Notice of Hearing will be forwarded to you shortly, Upon receipt of same, you must contact one of the sign posting vendors, in order to have a new sign property reposted.

If you have any questions concerning this letter, you may contact Gwen Stephens at 887-3391.

Very truly yours,

ARNOLD JABLON, DIRECTOR

Printed with Soybean Ink
on Recycled Paper

- Greenwood -
* Wilton Rd. Res.
608 Wilton Road
Towson, Maryland 21286

FACSIMILE COVER SHEET

DELIVER TO: LAWRENCE SCHMIDT, COMMISSIONER
410-887-3468

FROM: BURT GREENWOOD, WILTONDALE IMPROVEMENT ASSN.
410-828-5035

WE HAVE 4 **PAGE(S) TO SEND -- NOT INCLUDING THIS PAGE.**

DATE: APRIL 10, 1997

ORIGINATOR (IF DIFFERENT FROM ABOVE):

VOICE PHONE #: 410-828-5035

TELEFAX NUMBER: (410)337-8966
***If problems occur with this transmission, please notify us at (410)828-5035**

MESSAGE:

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL, AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE, AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

MICROFILMED

WILTONDALE

P.O. Box 10116
Towson, Maryland 21204

Wiltondale
Improvement Association,
Incorporated

April 9, 1997

Arnold Jablon, Director
Baltimore County
Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case Number 97-372-A
630 Wilton Road
corner n/s Wilton Road, w/s Sussex Road
9th Election District - 4th Councilmanic
Legal Owner(s): Robert S. Marlowe, Jr. & Julia A. Marlowe

Variance to permit a 13 foot rear yard in lieu of 30 feet

Dear Mr. Jablon,

The enclosed copies document the requested hearing filed by me on March 26, 1997. This filing was made on behalf of the Wiltondale Improvement Association in my capacity as Chairman of our Zoning Committee.

Subsequently, our Committee has met with the Marlowes; our Board of Directors has met, and we now have a better understanding of the requested zoning variance and have no objections to the Marlowes' request.

We respectfully request the cancellation of the hearing your office has scheduled for:
Wednesday, April 30, 1997 at 11:00 A.M. in Room 106
County Office Building, 111 W. Chesapeake Avenue

It is our understanding their request will now be considered as an administrative procedure.

We are hopeful our hearing request, now rescinded, has not caused any undue inconvenience for your personnel and your office.

Thank you for your courtesy and co-operation.

Respectfully yours,

Burton E. Greenwood

Burton E. Greenwood, Chairman
Zoning Committee
Wiltondale Improvement Association
(410) 828-5035

BEG:kwp
enclosures

Baltimore County
Department of Permits and
Development Management

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

March 31, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-372-A
630 Wilton Road
corner N/S Wilton Road, W/S Sussex Road
9th Election District - 4th Councilmanic
Legal Owner(s): Robert S. Marlowe, Jr. and Julia A. Marlowe

Variance to permit a 13 foot rear yard in lieu of 30 feet.

HEARING: WEDNESDAY, APRIL 30, 1997 at 11:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue.

Arnold Jablon
Director

cc: Robert and Julia Marlowe
Burton E. Greenwood

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 15, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND No. 028614
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 3/26/97 ACCOUNT R001-6150

AMOUNT $ 40.00

RECEIVED FROM: Mr. Greenwood

FOR: Request Hearing 97-372-A

#19865

03A91#0278MICHRC
~~6A C003 - 10PM03-26-97~~ ~~$40.00~~
VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

97-1597

4/10/97
gl
OK

MICROFILMED

97-1624

WILTONDALE

P.O. Box 10116
Towson, Maryland 21204

Wiltondale
Improvement Association,
Incorporated

RECEIVED
APR 11 1997
PDM

4/11/97
cf
to 63
ok

per Marlene 5/6/97 - hearing cancelled - done admin. sig

April 9, 1997

Arnold Jablon, Director
Baltimore County
Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case Number 97-372-A
630 Wilton Road
corner n/s Wilton Road, w/s Sussex Road
9th Election District - 4th Councilmanic
Legal Owner(s): Robert S. Marlowe, Jr. & Julia A. Marlowe

Variance to permit a 13 foot rear yard in lieu of 30 feet

Dear Mr. Jablon,

The enclosed copies document the requested hearing filed by me on March 26, 1997. This filing was made on behalf of the Wiltondale Improvement Association in my capacity as Chairman of our Zoning Committee.

Subsequently, our Committee has met with the Marlowes; our Board of Directors has met, and we now have a better understanding of the requested zoning variance and have no objections to the Marlowes' request.

We respectfully request the cancellation of the hearing your office has scheduled for:
Wednesday, April 30, 1997 at 11:00 A.M. in Room 106
County Office Building, 111 W. Chesapeake Avenue

It is our understanding their request will now be considered as an administrative procedure.

We are hopeful our hearing request, now rescinded, has not caused any undue inconvenience for your personnel and your office.

Thank you for your courtesy and co-operation.

Respectfully yours,

Burton E. Greenwood

Burton E. Greenwood, Chairman
Zoning Committee
Wiltondale Improvement Association
(410) 828-5035

BEG:kwp
enclosures

Baltimore County
Department of Permits and
Development Management

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

March 31, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-372-A
630 Wilton Road
corner N/S Wilton Road, W/S Sussex Road
9th Election District - 4th Councilmanic
Legal Owner(s): Robert S. Marlowe, Jr. and Julia A. Marlowe

Variance to permit a 13 foot rear yard in lieu of 30 feet.

HEARING: WEDNESDAY, APRIL 30, 1997 at 11:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue.

Arnold Jablon
Director

cc: Robert and Julia Marlowe
Burton E. Greenwood

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 15, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper

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

No. 028614

DATE 3/26/97 ACCOUNT R001-6150

AMOUNT $ 40.00

RECEIVED FROM: Mr. Greenwood

FOR: Request Hearing 97-372-A

#19865

03A91#0278MICHRC
BA CODE 4:PAID 40.00 $40.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Plat to accompany Petition for Zoning [X] Variance [ ] Special Hearing

PROPERTY ADDRESS: 630 Wilton Rd

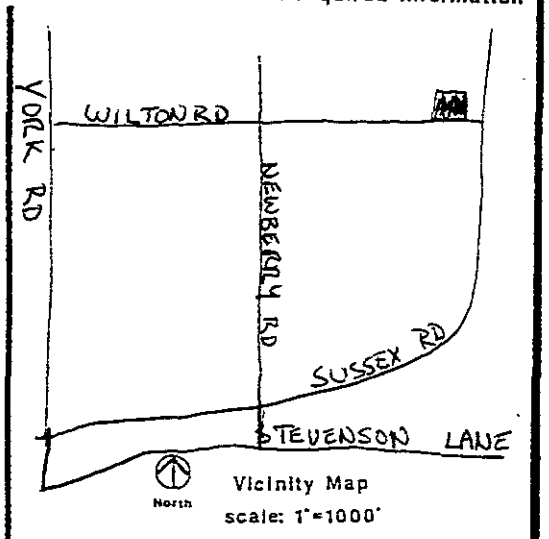
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: WiltonDALE

plat book# ___ ,folio# ___ ,lot# 129 ,section# 2

OWNER: MR + MRS ROBERT MARLOWE

See Page #1 - #2



LOCATION INFORMATION

Election District: 9B

Councilmanic District: 4

1"=200' scale map#: NE 9A

Zoning: DR 3.5

Lot size: 0.13 I acreage 5655 sq ft square feet

	public	private
SEWER:	✓	
WATER:	✓	

	yes	no
Chesapeake Bay Critical Area:		✓

Prior Zoning Hearings: NONE

97-372-A

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
[illegible]	372	

North

date: 3/4/97

prepared by: Gary Piwonski

Scale of Drawing: 1"= ____

-15-

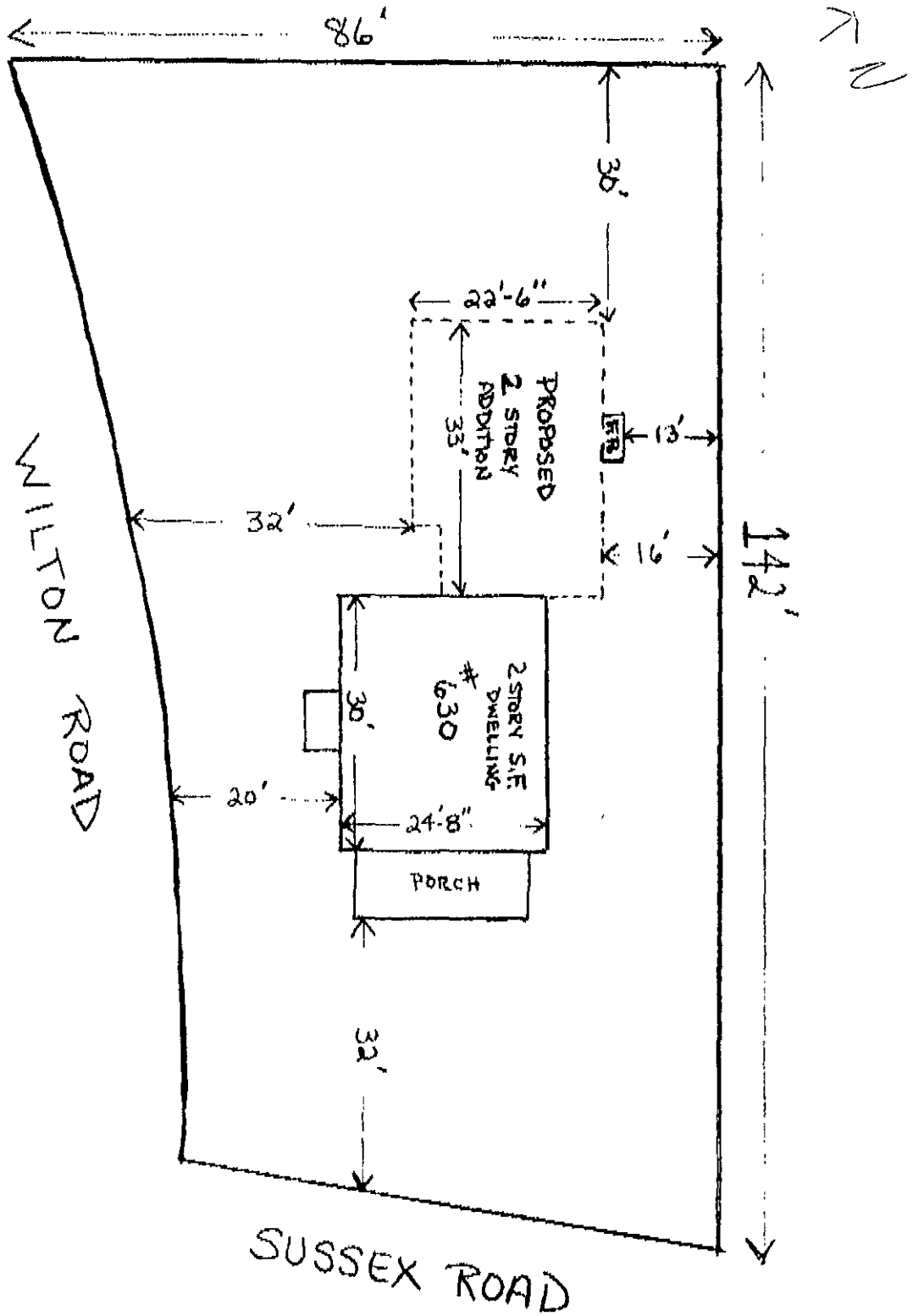
PLOT PLAN

#630 WILTON ROAD

MR. ROBERT MARLOW
630 WILTON ROAD.
TOWSON, MD
21286
410 - 828-4337

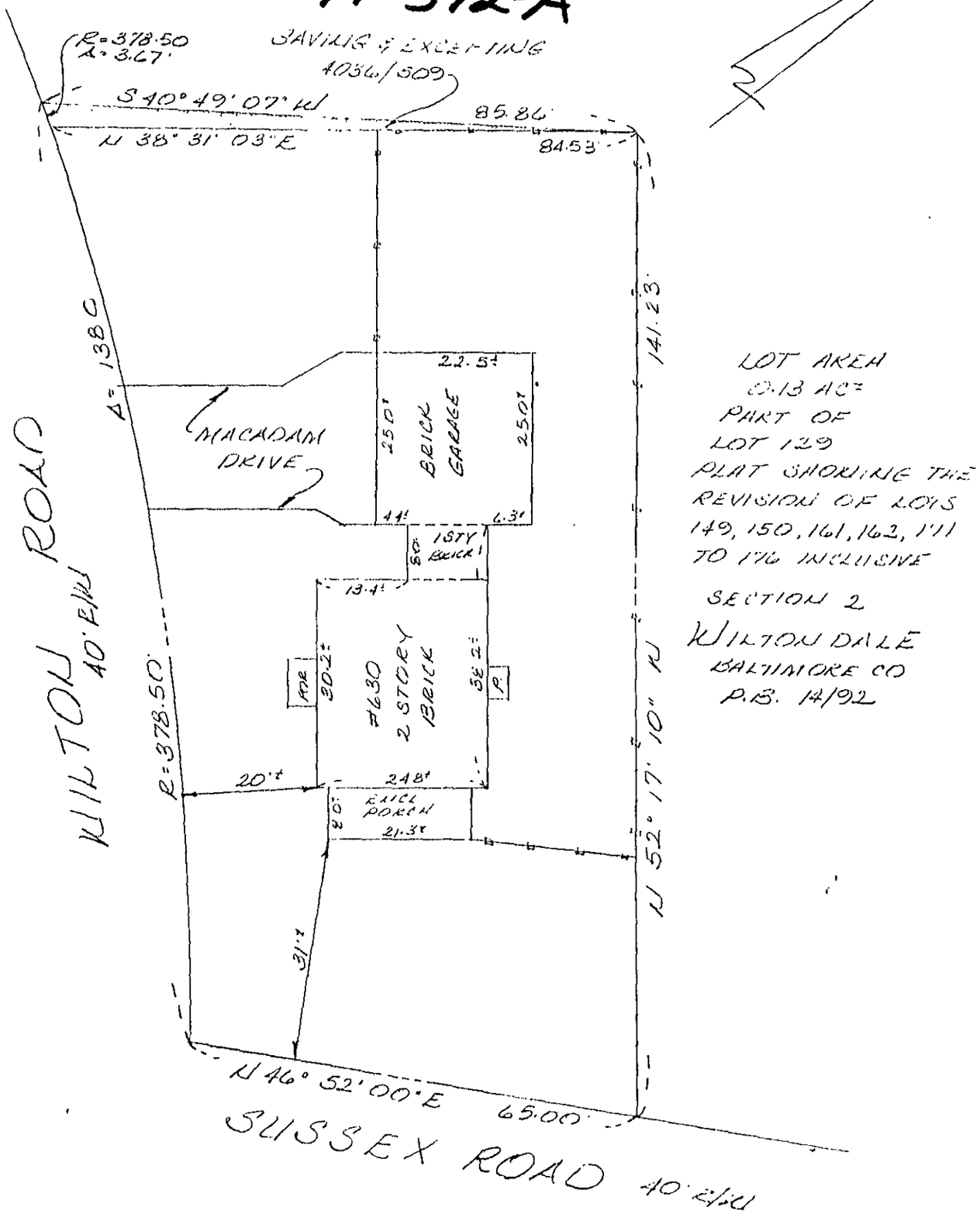
97-372-A

SCALE 1" = 20'



Plat showing the property known as 630 Wilton Road, Baltimore County, Maryland.

97-372-A



THIS IS TO CERTIFY that I have located the improvements on the lot shown hereon and they lie within the boundaries. It is not intended to be used to establish property lines.

SCALE 1" = 20'

STATE OF MARYLAND
RONALD M. HERBERT, SR.
NO. 8675
REGISTERED
PROFESSIONAL LAND SURVEYOR

This property is not located in a H.U.D. Identified Special Flood Hazard Area. Flood Hazard Map interpretation though believed accurate is not guaranteed.

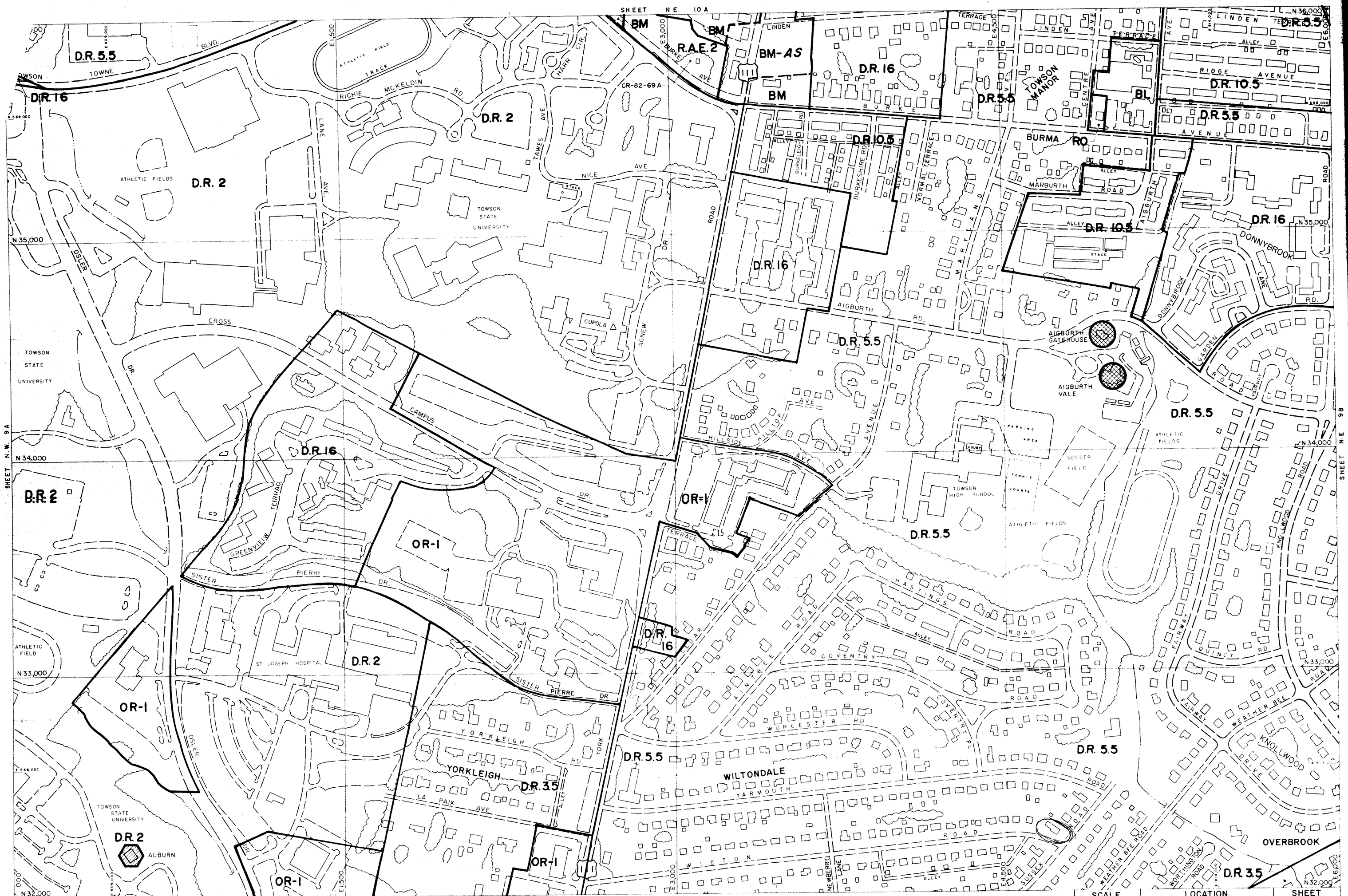
R. M. HERBERT & ASSOC., INC.
601 FOX BOW DRIVE
BEL AIR, MARYLAND 21014

DATE 5-20-93

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'±	WILTONDALE TOWSON	N.E. 9-A
DATE OF PHOTOGRAPHY JANUARY 1986		#372

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



O-NE N-NW

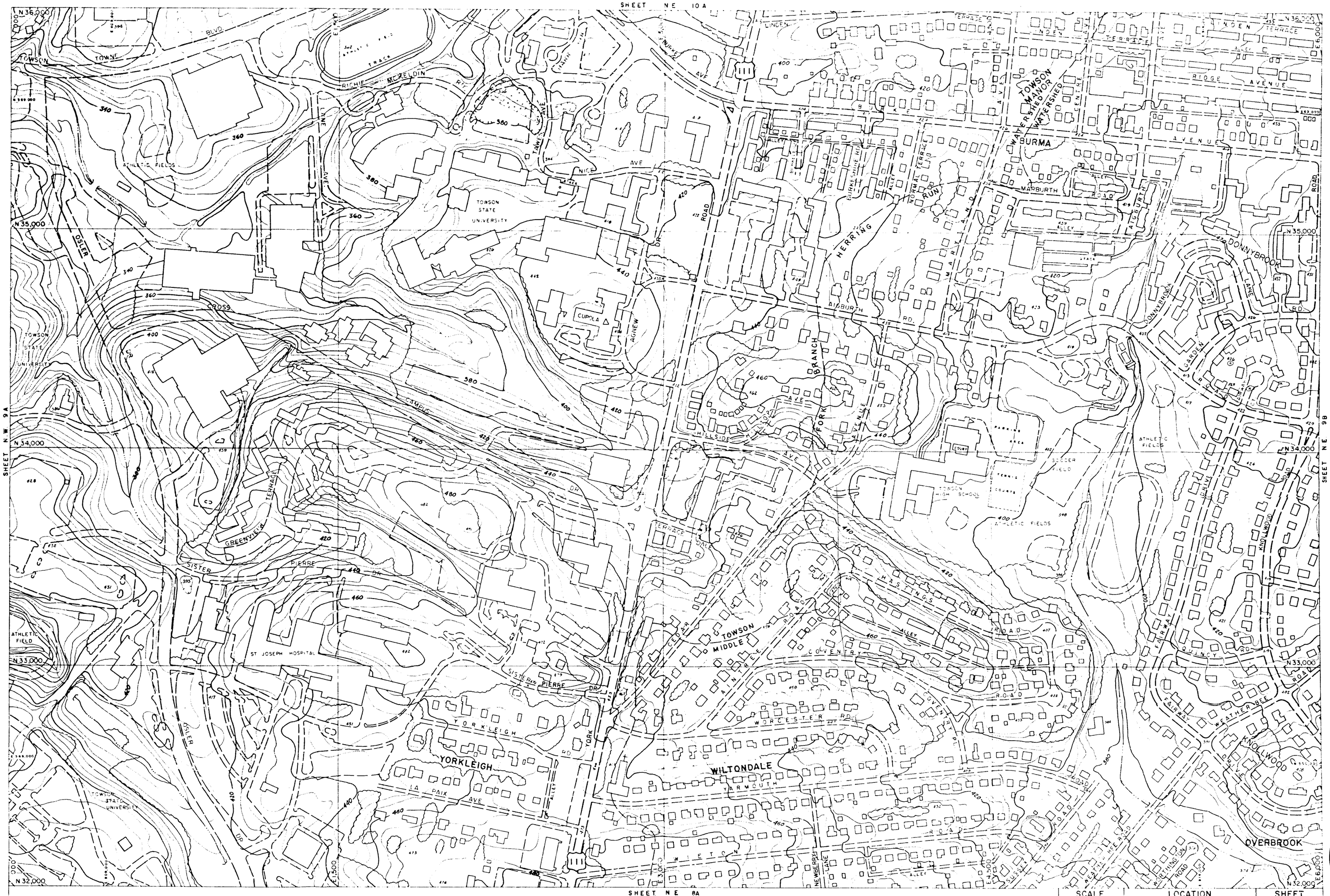
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200' ±	WILTONDALE	NE
DATE OF PHOTOGRAPHY JANUARY 1986	TOWSON	9-A

#372

97-372-A



O-NE N-NW

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS

21 Aug 81 - K.R.S. - Topo.

SCALE	LOCATION	SHEET
1" = 200' =	WILTONDALE	N.E.
DATE OF PHOTOGRAPH JANUARY 1985	TOWSON	9-A

97-372-A

#372

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
Cor. N/S Wilton Road, W/S of Sussex Road
630 Wilton Road
9th Election District
4th Councilmanic District
Robert S. Marlowe, Jr., et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-372-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Robert S. Marlowe, Jr., and Julia A. Marlowe, his wife, for that property known as 630 Wilton Road in Towson. The Petitioners/property owners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a 13 ft. rear yard setback in lieu of 30 ft., for an addition. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

ORDER RECEIVED FOR FILING
Date 4/18/97
By [signature]

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of April 1997 that the Petition for a Zoning Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a 13 ft. rear yard setback, in lieu of 30 ft., for an addition, be and is hereby GRANTED, subject, however, to the following restriction:

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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

[signature]
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 4/18/97
By [signature]

Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

April 17, 1997

Mr. and Mrs. Robert S. Marlowe, Jr.
630 Wilton Road
Towson, Maryland 21286

RE: Petition for Administrative Variance
Case No. 97-372-A
Property: 630 Wilton Road

Dear Mr. and Mrs. Marlowe:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

[signature]
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

Printed with Soybean Ink on Recycled Paper

Petition for Administrative Variance
97-372-A
to the Zoning Commissioner of Baltimore County

for the property located at 630 Wilton Road, Towson, Md. 21286
which is presently zoned DR 3.5

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)
1B02.3.C.1 to permit a 13 ft. rear yard in lieu of 30 ft.

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

The purpose of our proposed addition is to enlarge our home to accomodate our growing family. We have 2 children and expect our third child in July 1997.

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.

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):
Robert S. Marlowe, Jr.
(Type or Print Name)
[signature]
Signature
Julia A. Marlowe
(Type or Print Name)
[signature]
Signature
630 Wilton Road (410) 828-4337
Address Phone No
Towson, Md. 21286
City State Zipcode
Name, Address and phone number of representative to be contacted.
Robert S. Marlowe, Jr.
Name
630 Wilton Road
~~Towson, Md. 21286 (410)~~ 823-3800
Address Phone No.

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

Zoning Commissioner of Baltimore County

REVIEWED BY: MJK DATE: 3/5/97
ESTIMATED POSTING DATE: 3/16/97
Printed with Soybean Ink on Recycled Paper
ITEM #: 372

CERTIFICATE OF PUBLICATION

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 in Towson, Maryland on the property identified herein as follows:

Case: #97-372-A
630 Wilton Road
corner N/S Wilton Road, W/S Sussex Road
9th Election District
4th Councilmanic
Legal Owner(s):
Robert S. Marlowe, Jr. and Julia A. Marlowe
Variance: to permit a 13 foot rear yard in lieu of 30 feet.
Hearing: Wednesday, April 30, 1997 at 11:00 a.m. in Rm. 106, County Office Building, 111 W. Chesapeake Avenue.

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.

4/141 April 10 C133471

TOWSON, MD., April 10, 1997

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 April 10, 1997.

THE JEFFERSONIAN,
[signature]
LEGAL AD. - TOWSON

Affidavit in support of 97-372-A Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 630 Wilton Road
address
Towson, Md. 21286
City State Zip Code

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

The purpose of our proposed addition is to enlarge our home to accomodate our growing family. We have 2 children and expect our third child in July 1997.

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

[signature] (signature) Robert S. Marlowe, Jr. (type or print name)
[signature] (signature) Julia A. Marlowe (type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of March, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert S. Marlowe Jr. and Julia A. Marlowe

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

March 4, 1997
date

[signature]
NOTARY PUBLIC Joan C. McKinley
My Commission Expires: 5/1/2000

\#372

97-372-A

Mr. & Mrs. Robert Marlowe
630 Wilton Road
Towson, Maryland 21286

ZONING DESCRIPTION

PROPERTY OWNERS: Mr.& Mrs. Robert Marlowe
SUBDIVISION: Wiltondale
PROPERTY ADDRESS: 630 Wilton Road
LOT AREA: .13 acres
SQUARE FEET: 5,655
ELECTION DISTRICT: 9B
COUNCIL DISTRICT: 4
PLAT BOOK: JWB#14
FOLIO: 92

This residential building is owner occupied congruent with locally established zoning codes. The subject property is located on the southeast corner of Wilton Road intersecting Sussex Road in Towson, Maryland. Both of these adjoining roadways contain 40' right of way widths.

Lot decribed as follows:

WEST BOUNDRY: N38° 31' 03"E	84 lineal ft.
NORTH BOUNDRY: N52° 17' 10N	141 lineal ft.
EAST BOUNDRY: N46° 52' 0E	65 lineal ft.
SOUTH/ ROAD FRONT	138 lineal ft.

CERTIFICATE OF POSTING

RE: Case No.: 97-372-A

Petitioner/Developer:
(Robert Marlowe)
Date of Hearing/~~Closing~~:
(March 31, 1997)

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

630 Wilton Road Towson, Maryland 21286

The sign(s) were posted on March 14, 1997
(Month, Day, Year)

Sincerely,
[signature] 3/14/97
(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.
(Printed Name)

325 Nicholson Road
(Address)

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)

97-372-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 028614
DATE 3/26/97 ACCOUNT R001-6150
AMOUNT $ 40.00
RECEIVED FROM: Mr. Greenwood
FOR: Request Hearing 97-372-A
03A91#0278MICHRC $40.00
VALIDATION OR SIGNATURE OF CASHIER
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 032670
DATE 3/5/97 ACCOUNT 01-615
Item 372
By: MJK
AMOUNT $ 50.00
RECEIVED FROM: Robert, Julia Marlowe — 630 Wilton Rd.
FOR: 010- Res V. — $50.00
01A0D#0020MICHRC $50.00
BA C009:18AM03-05-97
VALIDATION OR SIGNATURE OF CASHIER
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

1996 COMPREHENSIVE ZONING MAP
ADOPTED by
THE COUNTY COUNCIL
Bills Nos. 120-96, 131-96, 133-96, 134-96, 135-96
Kevin Kamenetz
Chairman, County Council

O-NE N-NW

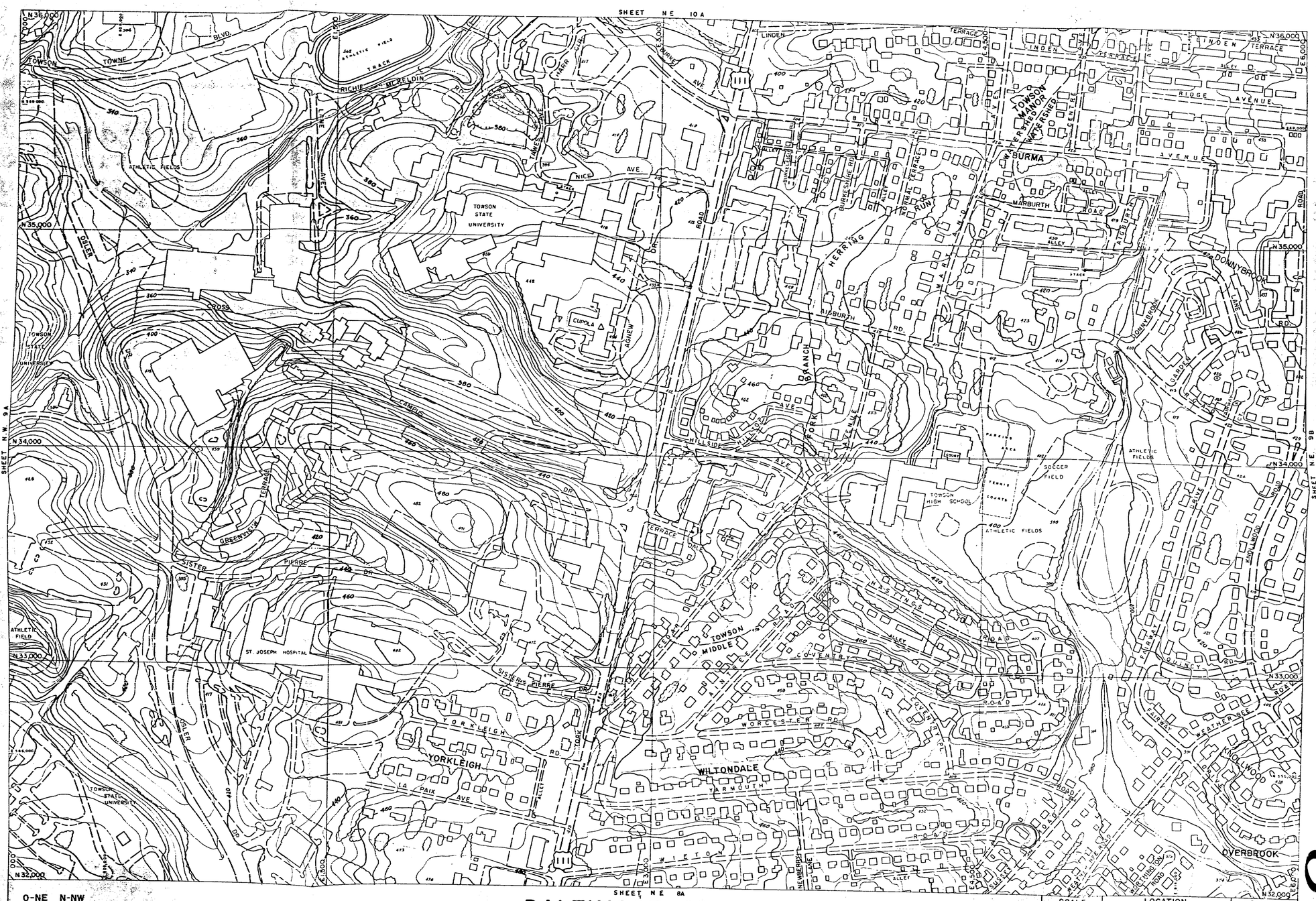
THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE MD 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'	WILTONDALE	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986	TOWSON	9-A

#372

97-372-A



O-NE N-NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS

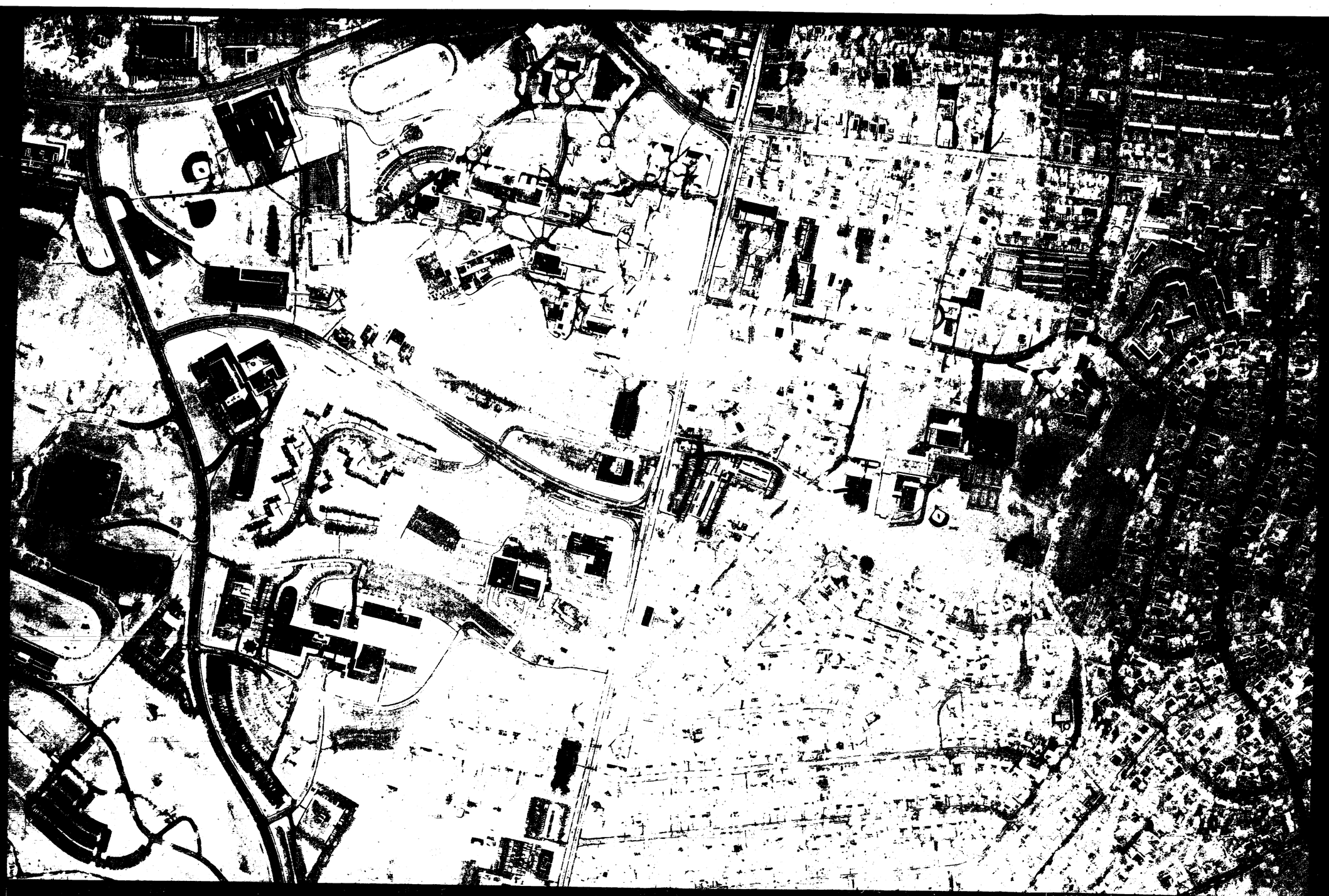
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING

SCALE	LOCATION	SHEET
1" = 200'±	WILTONDALE	N.E.
DATE OF PHOTOGRAPHY JANUARY 1985	TOWSON	9-A

21 Aug. 87 K.R.S. - Topo.

97-372-A

#372



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE	LOCATION	SHEET
1" = 200'±	WILTONDALE TOWSON	N.E. 9-A
DATE OF PHOTOGRAPHY JANUARY 1986		#372

REQUEST FOR HEARING

TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY:

Re: Case Number: 97-372 A

Petitioner(s):

Location:

.....

I/WE, BURTON E. GREENWOOD, CHAIRMAN ZONING COMMITTEE
Name(s) (TYPE OR PRINT)

( )Legal Owners ( ) Residents, of
WILTONDALE IMPROVEMENT ASSN.
% 608 WILTON ROAD
Address

TOWSON, MARYLAND 21285
City/State/Zip Code Phone

which is located approximately _____ feet from the property which is the subject of the above petition, do hereby formally request that a public hearing be set in this matter.

Burton E. Greenwood March 26, 1997
Signature Date

Signature Date

Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 372

Petitioner: MR & MRS ROBERT MARLOWE JR

Location: 630 WILTON RD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MR+MRS. ROBERT MARLOWE

ADDRESS: 630 WILTON RD

TOWSON MD 21286

PHONE NUMBER: 828-4337

AJ:ggs

(Revised 09/24/96)

-16-

Printed with Soybean Ink on Recycled Paper

Exhibit A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 3/16/97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-372

to permit a 13 foot rear yard in lieu of 30'

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

9/96
post2.doc

Baltimore County
Department of Permits and
Development Management

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

March 31, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-372-A
630 Wilton Road
corner N/S Wilton Road, W/S Sussex Road
9th Election District - 4th Councilmanic
Legal Owner(s): Robert S. Marlowe, Jr. and Julia A. Marlowe

Variance to permit a 13 foot rear yard in lieu of 30 feet.

HEARING: WEDNESDAY, APRIL 30, 1997 at 11:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue.

Arnold Jablon
Director

cc: Robert and Julia Marlowe
Burton E. Greenwood

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 15, 1997.
(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.

Printed with Soybean Ink on Recycled Paper

Baltimore County
Department of Permits and
Development Management

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

March 13, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-372-A
630 Wilton Road
corner N/S Wilton Road, W/S Sussex Road
9th Election District - 4th Councilmanic
Legal Owner(s): Robert S. Marlowe, Jr. and Julia A. Marlowe
Post by Date: 3/16/97
Closing Date: 3/31/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.

2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.

3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.

4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Robert S. Marlowe, Jr. and Julia A. Marlowe

Printed with Soybean Ink on Recycled Paper

Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 3-14-97
Item No. 372 MJK

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

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

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, MD 21202

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: March 12, 1997

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 342, 368, 369, 370, 372, 373, and 376

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: Carl L. Kerns

PK/JL

ITEM342/PZONE/ZAC1

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

INTEROFFICE CORRESPONDENCE

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

Date: March 24, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for March 24, 1997
Item Nos. 370, 372, 373, 376 & Case No. CR-97-243

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

RWB:HJO:cab

cc: File

ZONE324.NOC

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM DATE: 3/13/97

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: March 17, 97

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

Item #'s: 368 323
369 375
372 376

RBS:sp

BRUCE2/DEPRM/TXTSBP

Baltimore County
Department of Permits and
Development Management

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

March 28, 1997

Robert and Julia Marlowe
630 Wilton Road
Towson, MD 21286

Re: CASE NUMBER: 97-372-A

Dear Petitioners:

A formal REQUEST FOR PUBLIC HEARING has been filed in your case. Formal notification of the hearing date will be forwarded to you shortly.

As informed at the time of filing your petition, it now becomes necessary to run notice of the hearing in a newspaper of general circulation. This office will place the newspaper advertising on your behalf. Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

A copy of the Notice of Hearing will be forwarded to you shortly, Upon receipt of same, you must contact one of the sign posting vendors, in order to have a new sign property reposted.

If you have any questions concerning this letter, you may contact Gwen Stephens at 887-3391.

Very truly yours,

ARNOLD JABLON, DIRECTOR

Printed with Soybean Ink on Recycled Paper

04/10/97 THU 11:55 FAX 410 [illegible] BEL AIR AUTO AUCTION 001

- Greenwood -
* Wilton Rd. Res.
608 Wilton Road
Towson, Maryland 21286

FACSIMILE COVER SHEET

DELIVER TO: LAWRENCE SCHMIDT, COMMISSIONER
410-887-3468

FROM: BURT GREENWOOD, WILTONDALE IMPROVEMENT ASSN.
410-828-5035

WE HAVE 4 **PAGE(S) TO SEND -- NOT INCLUDING THIS PAGE.**

DATE: APRIL 10, 1997

ORIGINATOR (IF DIFFERENT FROM ABOVE):

VOICE PHONE #: 410-828-5035

TELEFAX NUMBER: (410)337-8966
***If problems occur with this transmission, please notify us at (410)828-5035**

MESSAGE:

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL, AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE, AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

97-1597

4/10/97
OK

97-1624

WILTONDALE

RECEIVED
APR 11 1997
PDM

P.O. Box 10116
Towson, Maryland 21204

Wiltondale
Improvement Association,
Incorporated

4/11/97
CS
TO 68
OK

April 9, 1997

Per Marlowe 5/6/97 - hearing cancelled - done admin. sig

Arnold Jablon, Director
Baltimore County
Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case Number 97-372-A
630 Wilton Road
corner n/s Wilton Road, w/s Sussex Road
9th Election District - 4th Councilmanic
Legal Owner(s): Robert S. Marlowe, Jr. & Julia A. Marlowe

Variance to permit a 13 foot rear yard in lieu of 30 feet

Dear Mr. Jablon,

The enclosed copies document the requested hearing filed by me on March 26, 1997. This filing was made on behalf of the Wiltondale Improvement Association in my capacity as Chairman of our Zoning Committee.

Subsequently, our Committee has met with the Marlowes; our Board of Directors has met, and we now have a better understanding of the requested zoning variance and have no objections to the Marlowes' request.

We respectfully request the cancellation of the hearing your office has scheduled for:
Wednesday, April 30, 1997 at 11:00 A.M. in Room 106
County Office Building, 111 W. Chesapeake Avenue

It is our understanding their request will now be considered as an administrative procedure.

Plat to accompany Petition for Zoning [X] Variance [ ] Special Hearing

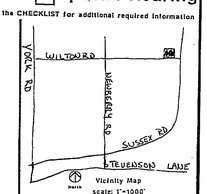
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 630 Wilton Rd

Subdivision name: WiltonDALE
plat book# ___ folio# ___ lot# 129 section# 2

OWNER: MR & MRS ROBERT MARLOWE

See Page #1 - #2



LOCATION INFORMATION
Election District: 9B
Councilmanic District: 4
1"=200' scale map#: NE 9A
Zoning: DR 3.5
Lot size: 0.137 acreage; 5965.64 square feet
SEWER: public [X] private [ ]
WATER: public [X] private [ ]
Chesapeake Bay Critical Area: yes [ ] no [X]
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!
reviewed by: TOR ITEM #: 372 CASE#:

97-372-A

North
date: 3/4/97
prepared by: Gary Lucinski Scale of Drawing: 1"=____

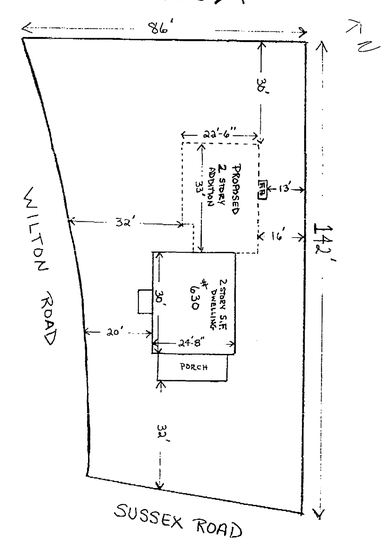
-15-

PLOT PLAN
#630 WILTON ROAD

97-372-A

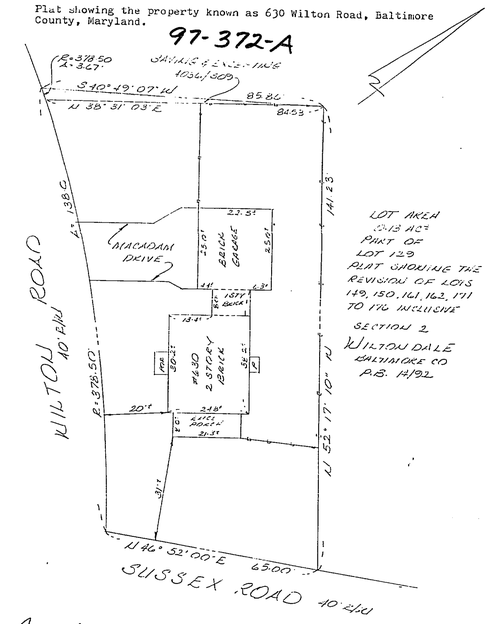
MR. ROBERT MARLOW
630 WILTON ROAD.
TOWSON, MD
21286
410 - 828-4337

SCALE 1"=20'



Plat showing the property known as 630 Wilton Road, Baltimore County, Maryland.

97-372-A



THIS IS TO CERTIFY that I have located the improvements on the lot shown hereon and they lie within the boundaries. It is not intended to be used to establish property lines.

SCALE 1"=20'

STATE OF MARYLAND
RONALD M. HERBERT
No. 5075
REGISTERED PROFESSIONAL LAND SURVEYOR

This property is not located in a H.U.D. Identified, Special Flood Hazard Area. Flood Hazard Map interpretation though believed accurate is not guaranteed.

R. M. HERBERT & ASSOC., INC.
601 FOX BOW DRIVE
BEL AIR, MARYLAND 21014

DATE 5-20-93

1996 COMPREHENSIVE ZONING MAP
ADOPTED by
THE COUNTY COUNCIL
Bills Nos. 120-96, 131-96, 133-96, 134-96, 135-96
Kevin Kamenetz
Chairman, County Council

O-NE N-NW

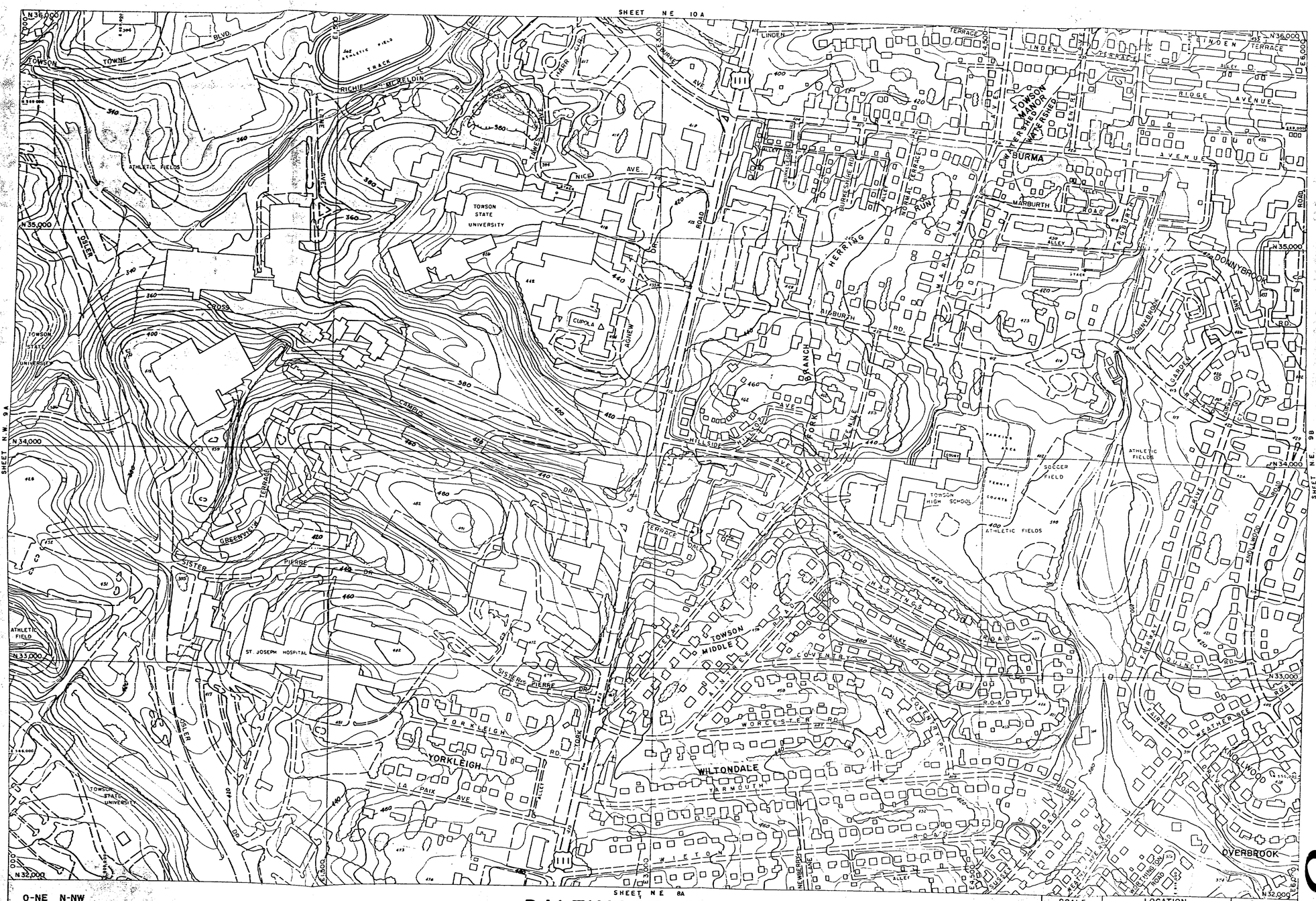
THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE MD 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'	WILTONDALE	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986	TOWSON	9-A

#372

97-372-A



O-NE N-NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS

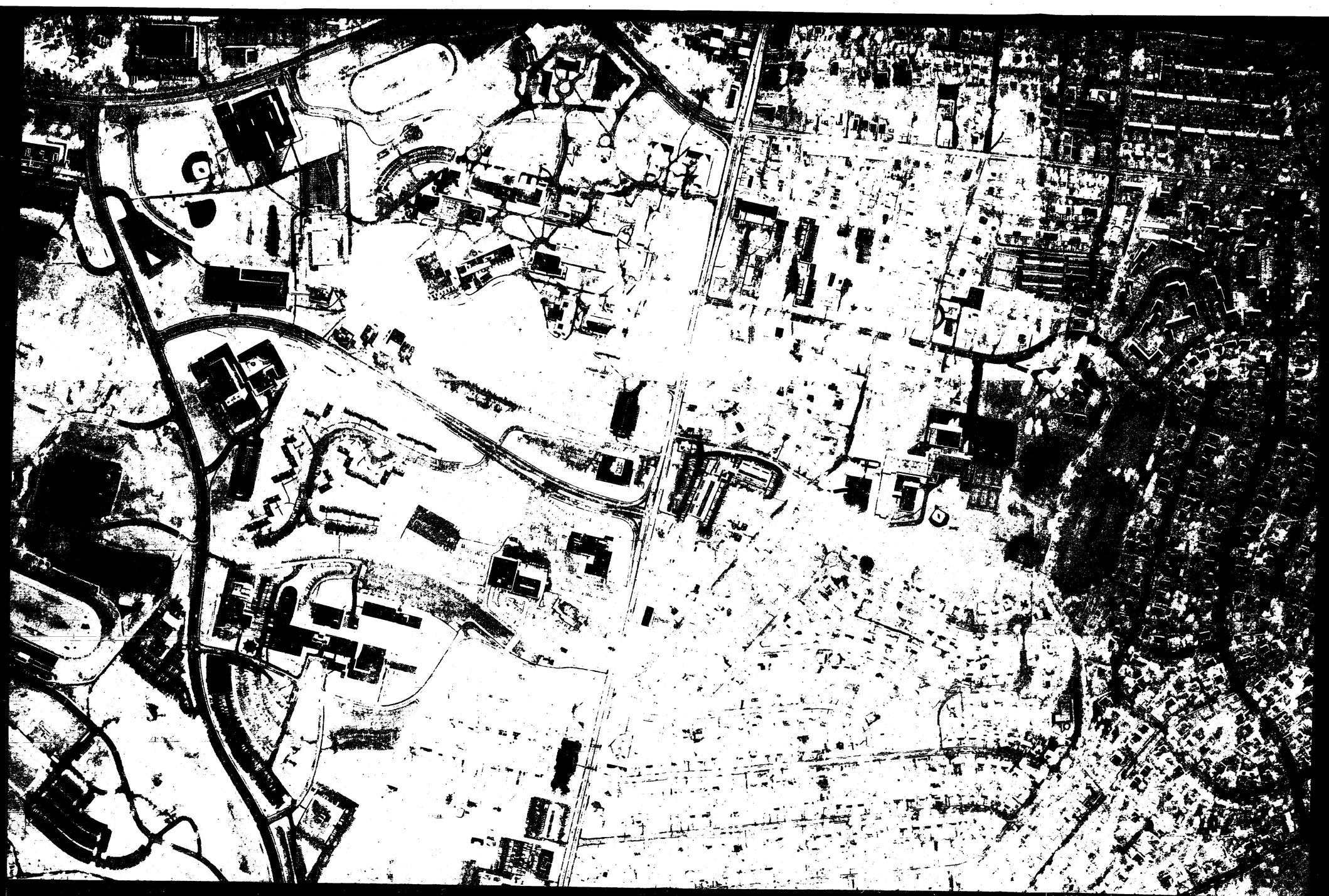
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING

SCALE	LOCATION	SHEET
1" = 200'±	WILTONDALE	N.E.
DATE OF PHOTOGRAPHY JANUARY 1985	TOWSON	9-A

21 Aug. 87 K.R.S. - Topo.

97-372-A

#372



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE	LOCATION	SHEET
1" = 200'±	WILTONDALE TOWSON	N.E. 9-A
DATE OF PHOTOGRAPHY JANUARY 1986		#372

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
Cor. N/S Wilton Road, W/S of Sussex Road
630 Wilton Road
9th Election District
4th Councilmanic District
Robert S. Marlowe, Jr., et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-372-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Robert S. Marlowe, Jr., and Julia A. Marlowe, his wife, for that property known as 630 Wilton Road in Towson. The Petitioners/property owners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a 13 ft. rear yard setback in lieu of 30 ft., for an addition. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

ORDER RECEIVED FOR FILING
Date 4/18/97
By [signature]

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of April 1997 that the Petition for a Zoning Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a 13 ft. rear yard setback, in lieu of 30 ft., for an addition, be and is hereby GRANTED, subject, however, to the following restriction:

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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

[signature]
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 4/18/97
By [signature]

-2-

Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

April 17, 1997

Mr. and Mrs. Robert S. Marlowe, Jr.
630 Wilton Road
Towson, Maryland 21286

RE: Petition for Administrative Variance
Case No. 97-372-A
Property: 630 Wilton Road

Dear Mr. and Mrs. Marlowe:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

[signature]
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

Printed with Soybean Ink on Recycled Paper

Petition for Administrative Variance
97-372-A
to the Zoning Commissioner of Baltimore County

for the property located at 630 Wilton Road, Towson, Md. 21286
which is presently zoned DR 3.5

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)
1B02.3.C.1 to permit a 13 ft. rear yard in lieu of 30 ft.

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

The purpose of our proposed addition is to enlarge our home to accomodate our growing family. We have 2 children and expect our third child in July 1997.

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.

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):
Robert S. Marlowe, Jr.
(Type or Print Name)
[signature]
Signature
Julia A. Marlowe
(Type or Print Name)
[signature]
Signature
630 Wilton Road (410) 828-4337
Address Phone No
Towson, Md. 21286
City State Zipcode
Name, Address and phone number of representative to be contacted.
Robert S. Marlowe, Jr.
Name
630 Wilton Road
~~Towson, Md. 21286 (410) 823-3800~~
Address Phone No.

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

Zoning Commissioner of Baltimore County

REVIEWED BY: MJK DATE: 3/5/97
ESTIMATED POSTING DATE: 3/16/97
Printed with Soybean Ink on Recycled Paper
ITEM #: 372

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 in Towson, Maryland on the property identified herein as follows:

Case: #97-372-A
630 Wilton Road
corner N/S Wilton Road, W/S Sussex Road
9th Election District
4th Councilmanic
Legal Owner(s):
Robert S. Marlowe, Jr. and Julia A. Marlowe
Variance: to permit a 13 foot rear yard in lieu of 30 feet.
Hearing: Wednesday, April 30, 1997 at 11:00 a.m. in Rm. 106, County Office Building, 111 W. Chesapeake Avenue.

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.

4/141 April 10 C133471

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 10, 1997

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 April 10, 1997.

THE JEFFERSONIAN,
A. Henrikson
LEGAL AD. - TOWSON

Affidavit in support of 97-372-A Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 630 Wilton Road
address
Towson, Md. 21286
City State Zip Code

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

The purpose of our proposed addition is to enlarge our home to accomodate our growing family. We have 2 children and expect our third child in July 1997.

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

[signature] (signature) — Robert S. Marlowe, Jr. (type or print name)
[signature] (signature) — Julia A. Marlowe (type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of March, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert S. Marlowe Jr. and Julia A. Marlowe

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

March 4, 1997
date

[signature]
NOTARY PUBLIC Joan C. McKinley
My Commission Expires: 5/1/2000

\#372

97-372-A

Mr. & Mrs. Robert Marlowe
630 Wilton Road
Towson, Maryland 21286

ZONING DESCRIPTION

PROPERTY OWNERS: Mr.& Mrs. Robert Marlowe
SUBDIVISION: Wiltondale
PROPERTY ADDRESS: 630 Wilton Road
LOT AREA: .13 acres
SQUARE FEET: 5,655
ELECTION DISTRICT: 9B
COUNCIL DISTRICT: 4
PLAT BOOK: JWB#14
FOLIO: 92

This residential building is owner occupied congruent with locally established zoning codes. The subject property is located on the southeast corner of Wilton Road intersecting Sussex Road in Towson, Maryland. Both of these adjoining roadways contain 40' right of way widths.

Lot decribed as follows:

WEST BOUNDRY: N38° 31' 03"E	84 lineal ft.
NORTH BOUNDRY: N52° 17' 10N	141 lineal ft.
EAST BOUNDRY: N46° 52' 0E	65 lineal ft.
SOUTH/ ROAD FRONT	138 lineal ft.

CERTIFICATE OF POSTING

RE: Case No.: 97-372-A

Petitioner/Developer:
(Robert Marlowe)
Date of Hearing/~~Closing~~:
(March 31, 1997)

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

630 Wilton Road Towson, Maryland 21286

The sign(s) were posted on March 14, 1997
(Month, Day, Year)

Sincerely,
[signature] 3/14/97
(Signature of Sign Poster & Date)
Thomas P. Ogle, Sr.
(Printed Name)
325 Nicholson Road
(Address)
Baltimore, Maryland 21221
(410)-687-8405
(Telephone Number)

97-372-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 028614

DATE 3/26/97 ACCOUNT R001-6150
AMOUNT $ 40.00
RECEIVED FROM: Ms. Greenwood
FOR: Request Hearing 97-372-A
03A91#0278MICHRC $40.00
VALIDATION OR SIGNATURE OF CASHIER
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 032670

DATE 3/5/97 ACCOUNT 01-615
Item 372
By: MJK
AMOUNT $ 50.00
RECEIVED FROM: Robert, Julia Marlowe — 630 Wilton Rd.
FOR: 010 - Res V. - $50.00
01A00#0020MICHRC $50.00
BA C009:18AM03-05-97
VALIDATION OR SIGNATURE OF CASHIER
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

REQUEST FOR HEARING

TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY:

Re: Case Number: 97-372 A

Petitioner(s):

Location:

.....

I/WE, BURTON E. GREENWOOD, CHAIRMAN ZONING COMMITTEE
Name(s) (TYPE OR PRINT)

( )Legal Owners ( ) Residents, of
WILTONDALE IMPROVEMENT ASSN.
% 608 WILTON ROAD
Address

TOWSON, MARYLAND 21285
City/State/Zip Code Phone

which is located approximately _____ feet from the property which is the subject of the above petition, do hereby formally request that a public hearing be set in this matter.

Burton E. Greenwood March 26, 1997
Signature Date

Signature Date

Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 372

Petitioner: MR & MRS ROBERT MARLOWE JR

Location: 630 WILTON RD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MR+MRS. ROBERT MARLOWE

ADDRESS: 630 WILTON RD

TOWSON MD 21286

PHONE NUMBER: 828-4337

AJ:ggs

(Revised 09/24/96)

-16-

Printed with Soybean Ink on Recycled Paper

Exhibit A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 3/16/97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-372

to permit a 13 foot rear yard in lieu of 30'

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

9/96
post2.doc

Baltimore County
Department of Permits and
Development Management

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

March 31, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-372-A
630 Wilton Road
corner N/S Wilton Road, W/S Sussex Road
9th Election District - 4th Councilmanic
Legal Owner(s): Robert S. Marlowe, Jr. and Julia A. Marlowe

Variance to permit a 13 foot rear yard in lieu of 30 feet.

HEARING: WEDNESDAY, APRIL 30, 1997 at 11:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue.

Arnold Jablon
Director

cc: Robert and Julia Marlowe
Burton E. Greenwood

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 15, 1997.
(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.

Printed with Soybean Ink on Recycled Paper

Baltimore County
Department of Permits and
Development Management

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

March 13, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-372-A
630 Wilton Road
corner N/S Wilton Road, W/S Sussex Road
9th Election District - 4th Councilmanic
Legal Owner(s): Robert S. Marlowe, Jr. and Julia A. Marlowe
Post by Date: 3/16/97
Closing Date: 3/31/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.

2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.

3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.

4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Robert S. Marlowe, Jr. and Julia A. Marlowe

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Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 3-14-97
Item No. 372 MJK

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

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

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, MD 21202

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: March 12, 1997

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 342, 368, 369, 370, 372, 373, and 376

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: Carl L. Kerns

PK/JL

ITEM342/PZONE/ZAC1

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

INTEROFFICE CORRESPONDENCE

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

Date: March 24, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for March 24, 1997
Item Nos. 370, 372, 373, 376 & Case No. CR-97-243

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

RWB:HJO:cab

cc: File

ZONE324.NOC

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM DATE: 3/13/97

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: March 17, 97

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

Item #'s: 368 323
369 375
372 376

RBS:sp

BRUCE2/DEPRM/TXTSBP

Baltimore County
Department of Permits and
Development Management

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

March 28, 1997

Robert and Julia Marlowe
630 Wilton Road
Towson, MD 21286

Re: CASE NUMBER: 97-372-A

Dear Petitioners:

A formal REQUEST FOR PUBLIC HEARING has been filed in your case. Formal notification of the hearing date will be forwarded to you shortly.

As informed at the time of filing your petition, it now becomes necessary to run notice of the hearing in a newspaper of general circulation. This office will place the newspaper advertising on your behalf. Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

A copy of the Notice of Hearing will be forwarded to you shortly, Upon receipt of same, you must contact one of the sign posting vendors, in order to have a new sign property reposted.

If you have any questions concerning this letter, you may contact Gwen Stephens at 887-3391.

Very truly yours,

ARNOLD JABLON, DIRECTOR

Printed with Soybean Ink on Recycled Paper

04/10/97 THU 11:55 FAX 410 [illegible] BEL AIR AUTO AUCTION 001

- Greenwood -
* Wilton Rd. Res.
608 Wilton Road
Towson, Maryland 21286

FACSIMILE COVER SHEET

DELIVER TO: LAWRENCE SCHMIDT, COMMISSIONER
410-887-3468

FROM: BURT GREENWOOD, WILTONDALE IMPROVEMENT ASSN.
410-828-5035

WE HAVE 4 **PAGE(S) TO SEND -- NOT INCLUDING THIS PAGE.**

DATE: APRIL 10, 1997

ORIGINATOR (IF DIFFERENT FROM ABOVE):

VOICE PHONE #: 410-828-5035

TELEFAX NUMBER: (410)337-8966
***If problems occur with this transmission, please notify us at (410)828-5035**

MESSAGE:

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL, AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE, AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

97-1597

4/10/97
OK

97-1624

WILTONDALE

RECEIVED
APR 11 1997
PDM

P.O. Box 10116
Towson, Maryland 21204

Wiltondale
Improvement Association,
Incorporated

4/11/97
CS
TO 68
OK

April 9, 1997

Per Marlowe 5/6/97 - hearing cancelled - done admin. sig

Arnold Jablon, Director
Baltimore County
Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case Number 97-372-A
630 Wilton Road
corner n/s Wilton Road, w/s Sussex Road
9th Election District - 4th Councilmanic
Legal Owner(s): Robert S. Marlowe, Jr. & Julia A. Marlowe

Variance to permit a 13 foot rear yard in lieu of 30 feet

Dear Mr. Jablon,

The enclosed copies document the requested hearing filed by me on March 26, 1997. This filing was made on behalf of the Wiltondale Improvement Association in my capacity as Chairman of our Zoning Committee.

Subsequently, our Committee has met with the Marlowes; our Board of Directors has met, and we now have a better understanding of the requested zoning variance and have no objections to the Marlowes' request.

We respectfully request the cancellation of the hearing your office has scheduled for:
Wednesday, April 30, 1997 at 11:00 A.M. in Room 106
County Office Building, 111 W. Chesapeake Avenue

It is our understanding their request will now be considered as an administrative procedure.

Plat to accompany Petition for Zoning [X] Variance [ ] Special Hearing

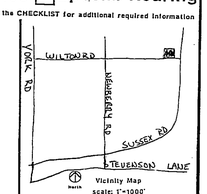
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 630 Wilton Rd

Subdivision name: WiltonDALE
plat book# ___ folio# ___ lot# 129 section# 2

OWNER: MR & MRS ROBERT MARLOWE

See Page #1 - #2



LOCATION INFORMATION
Election District: 9B
Councilmanic District: 4
1"=200' scale map#: NE 9A
Zoning: DR 3.5
Lot size: 0.137 acreage; 5965.64 square feet
SEWER: public [X] private [ ]
WATER: public [X] private [ ]
Chesapeake Bay Critical Area: yes [ ] no [X]
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!
reviewed by: TOR ITEM #: 372 CASE#:

97-372-A

North
date: 3/4/97
prepared by: Gary Lucinski Scale of Drawing: 1"=____

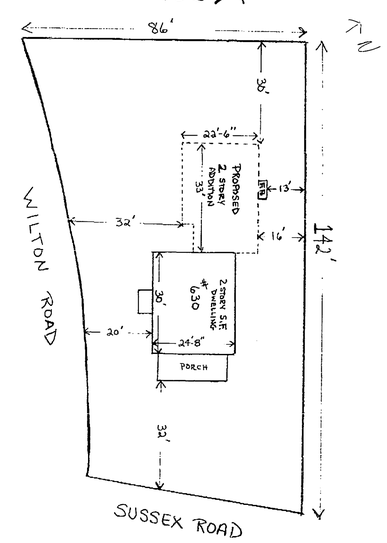
-15-

PLOT PLAN
#630 WILTON ROAD

97-372-A

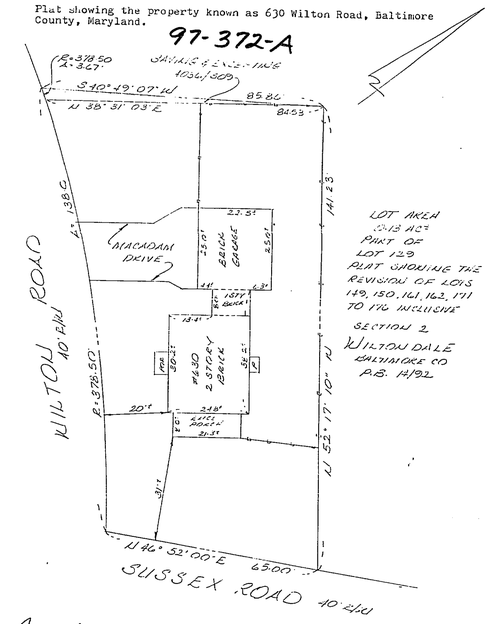
MR. ROBERT MARLOW
630 WILTON ROAD.
TOWSON, MD
21286
410 - 828-4337

SCALE 1"=20'



Plat showing the property known as 630 Wilton Road, Baltimore County, Maryland.

97-372-A



THIS IS TO CERTIFY that I have located the improvements on the lot shown hereon and they lie within the boundaries. It is not intended to be used to establish property lines.

SCALE 1"=20'

STATE OF MARYLAND
RONALD M. HERBERT
No. 5075
REGISTERED PROFESSIONAL LAND SURVEYOR

This property is not located in a H.U.D. Identified, Special Flood Hazard Area. Flood Hazard Map interpretation though believed accurate is not guaranteed.

R. M. HERBERT & ASSOC., INC.
601 FOX BOW DRIVE
BEL AIR, MARYLAND 21014

DATE 5-20-93