

IN RE: PETITION FOR RESIDENTIAL * BEFORE THE
 ZONING VARIANCE
 NWC Freeway Rd. and Winsap Court * ZONING COMMISSIONER

 926 Winsap Court * OF BALTIMORE COUNTY
 13th Election District
 1st Councilmanic District * Case No. 97-432-A
 Austin C. Stone, et ux
 Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Austin C. Stone and Patricia E. Stone, his wife, for that property known as 926 Winsap Court in the southwestern section of Baltimore County. The Petitioners/property owners herein seek a variance from Section 427 of the Baltimore County Zoning Regulations (BCZR) to allow a fence with a height of 6 ft. adjoining a front yard, in lieu of the maximum permitted 3-1/2 ft. 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

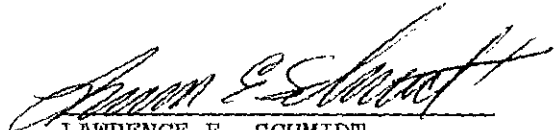
ORDER RECEIVED FOR FILING
 Date 5/28/97
 By M. G. [Signature]

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

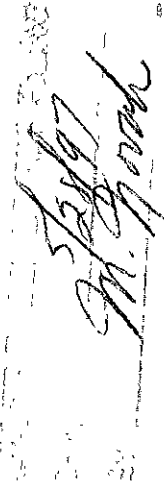
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28th day of May 1997 that the Petition for a Zoning Variance from Section 427 of the Baltimore County Zoning Regulations (BCZR) to allow a fence with a height of 6 ft. adjoining a front yard, in lieu of the maximum permitted 3-1/2 ft., 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

May 22, 1997

Mr. and Mrs. Austin C. Stone
926 Winsap Court
Baltimore, Maryland 21227

RE: Petition for Administrative Variance
Case No. 97-432-A
Property: 926 Winsap Court

Dear Mr. and Mrs. Stone:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

c: Ms. Brenda Harvey
914 Winsap Court
Baltimore, Maryland 21227



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 926 Winsap Court 21227
which is presently zoned residential
DR 10.5

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)

427 BCZR TO PERMIT A 6 FT. ^{High} FENCE ADJOINING A FRONT YARD
IN LIEU OF THE PERMITTED 3 1/2 FT.

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

Privacy is only possible with a 6 ft. fence.

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

Legal Owner(s)

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

Address

Phone No

Signature

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Address

Phone No

Name

City

State

Zipcode

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: [Signature]

DATE: 4/3/97

ESTIMATED POSTING DATE: 4/13/97



Printed with Soybean Ink
on Recycled Paper

ITEM #: 432

Affidavit in support of 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 926 Winsap Court
address
Baltimore Md. 21227
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)

Privacy is possible with a 6 ft. fence,
not a 42 1/2 inch fence.

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.

Austin C. Stone
(signature)
Austin C. Stone
(type or print name)



Patricia E. Stone
(signature)
Patricia E. Stone
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of March, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Austin C. Stone and Patricia E. Stone

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.

3/24/97
date

Janet L. Thomson
NOTARY PUBLIC

My Commission Expires:

1/19/99

Affidavit in support of 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 926 Winsap Court
address
Baltimore Md. 21227
City State Zip Code

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

Privacy is possible with a 6 ft fence, not a 42 1/2 inch fence.

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.

Austin C. Stone
(signature)
Austin C. Stone
(type or print name)



Patricia E. Stone
(signature)
Patricia E. Stone
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of March, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Austin C. Stone and Patricia E. Stone

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.

3/24/97
date

Janet L. Thomson
NOTARY PUBLIC

My Commission Expires:

1/19/99



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 926 Winsap Ct. 21227
which is presently zoned residential

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)

427 BCZR to permit a 6 ft. high fence adjoining a front
Yard in lieu of the permitted 3 1/2 ft.

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

Privacy is only possible with 6 ft. fence.

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

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

Legal Owner(s)

Austin C. Stone
(Type or Print Name)

Austin C. Stone
Signature

Patricia E. Stone
(Type or Print Name)

Patricia E. Stone
Signature

926 Winsap Court (410) 536-0218
Address Phone No

Baltimore Maryland 21227
City State Zipcode

Name, Address and phone number of representative to be contacted

Name

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: _____ DATE: _____

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: 432

A32

ZONING DESCRIPTION for 926 Winsap Court
Beginning at a point on the south side of
Winsap Court, which is 83 feet wide at a
distance of 105 feet north of the centerline
of the nearest improved intersecting street
FREEWAY which is 41.43 feet wide.

Being lot #19 in the subdivision of Riverview
as recorded in Baltimore County Plat Book
#20, Folio 46 containing 4350 square feet.

Also Known as 926 Winsap Court and located
in the 13th election district and 1st Councilmanic
district.

NOTICE OF HEARINGS

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 #97-432-A

526 Madison Court,
Towson, Maryland 21204

13th Election District

1st Councilmanic District

Laurel Heights

Neighborhood

Patricia E. Stone

Variance: to permit a 6 foot high fence adjoining a front yard in lieu of the permitted 3-1/2 feet.

Hearing: Monday, June 2, 1997 at 9:00 a.m., 4th floor hearing room Courts Bldg., 481 Buxley 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 (410) 887-3391.

5/29/1 May '95 C143498

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/15, 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 5/15, 1997.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

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

No. 028657

432 JLL

DATE 4/3/97 ACCOUNT R0016150

AMOUNT \$ 50.00

RECEIVED FROM: AUSTIN

FOR: RV FILING

03A91#0081NICHRC \$50.00
BA 001151AMB4-03-97

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 036583

DATE 4/23/97 ACCOUNT R-001-6150

AMOUNT \$ 40.00

RECEIVED FROM: Brenda Harper

FOR: Request for Hearing

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

\$40.00

03A91#0671NICHRC
BA 000415PH04-23-97

CASHIER'S VALIDATION

REQUEST FOR HEARING

TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY:

Re: Case Number: 97-432-A
Petitioner(s): AUSTIN/PATRICIA STONE
Location: 926 WINSAP CT

I/WE, BRENDA HARNEY
Name(s) (TYPE OR PRINT)

() Legal Owners (☒) Residents, of

914 WINSAP CT
Address

BALTO, MD 21227 247-9718
City/State/Zip Code Phone

which is located approximately 60 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.

Brenda Harney 4-23-97
Signature Date

Signature Date

CERTIFICATE OF POSTING

RE: Case No.: 97-432-A

Petitioner/Developer: _____

MR. AUSTIN C. STORIE

Date of Hearing/Closing: 4-28-97

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

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

926 WINISAP COURT

The sign(s) were posted on _____

4-11-97

(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than * 4/13/97.

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-432-A

TO PERMIT A 6 FT. HIGH FENCE ADJOINING A FRONT YARD IN
LIEU OF THE PERMITTED 3½ FT.

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

* 4/28/97

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor 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.: 432

Petitioner: Austin C. and Patricia E. Stone

Location: 926 Winsap Ct., Balt., Md. 21227

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Austin C. Stone

ADDRESS: 926 Winsap Court
Baltimore, Md. 21227

PHONE NUMBER: (410) 536-0218

AJ:ggs

(Revised 09/24/96)



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" = _____

 Vicinity Map
North
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____
acres square feet

SEWER: ☐ public ☐ private
WATER: ☐ yes ☐ no
Chesapeake Bay Critical Area: ☐ yes ☐ no
Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



Baltimore County
Department of Permits and
Development Management

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

April 14, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-432-A
926 Winsap Court
NWC Freeway Road and Winsap Court
13th Election District - 1st Councilmanic
Legal Owner(s): Austin C. Stone and Patricia E. Stone
Post by Date: 04/13/97
Closing Date: 04/28/97

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: Austin and Patricia Stone



TO: PUTUXENT PUBLISHING COMPANY
May 15, 1997 Issue - Jeffersonian

Please forward billing to:

Austin and Patricia Stone
926 Winsap Court
Baltimore, Maryland 21227
410-536-0218

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: 97-432-A
926 Winsap Court
NWQ Freeway Road and Winsap Court
13th Election District - 1st Councilmanic
Legal Owner(s): Austin C. Stone and Patricia E. Stone

Variance to permit a 6 foot high fence adjoining a front yard in lieu of the permitted 3-1/2 feet.

HEARING: MONDAY, JUNE 2, 1997 at 9:00 a.m., 4th floor hearing room Courts Bldg., 401 Bosley 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.



Baltimore County
Department of Permits and
Development Management

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

May 9, 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: 97-432-A
926 Winsap Court
NWC Freeway Road and Winsap Court
13th Election District - 1st Councilmanic
Legal Owner(s): Austin C. Stone and Patricia E. Stone

Variance to permit a 6 foot high fence adjoining a front yard in lieu of the permitted 3-1/2 feet.

HEARING: MONDAY, JUNE 2, 1997 at 9:00 a.m., 4th floor hearing room Courts Bldg., 401 Bosley Avenue.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Austin and Patricia Stone
Brenda Harney

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 18, 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.





Baltimore County
Department of Permits and
Development Management

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

May 30, 1997

Mr. and Mrs. Austin Stone
926 Winsap Court
Baltimore, MD 21227

RE: Item No.: 432
Case No.: 97-432-A
Petitioner: Austin Stone, et ux

Dear Mr. and Mrs. Stone:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 3, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a dark, rectangular stamp.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



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

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

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

Date: April 21, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
 for April 21, 1997
 Item No. 432

The Development Plans Review Division has reviewed the subject zoning item.

The proposed fence should not interfere with the line of sight.

The fence should be lowered to four feet in the front and rear yard impacts adjacent front yard of Lots 18 and 20. (See redline plan) The fence permit design proposal should be reviewed and approved by this office.

RWB:HJO:cab

cc: File

ZONE421.432

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

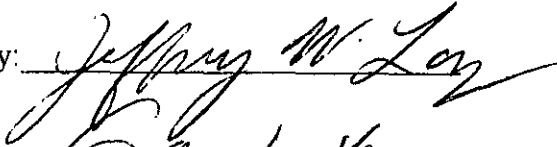
SUBJECT: Zoning Advisory Petitions

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

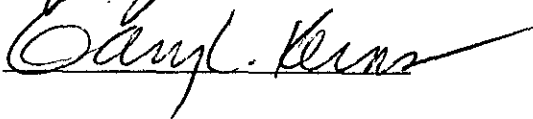
Item Nos. 426, 427, 428, 429, 432, and 434

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:



Division Chief:



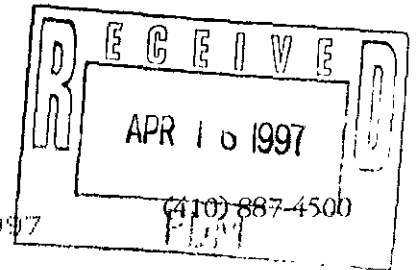
AFK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

April 15, 1997



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 April 14, 1997

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

427, 428, 429, 430, 431, 432, and 433

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





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

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 4.15.97
Item No. 432 JLL

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 Memorandum

DATE: April 3, 1997

TO: Hearing Officer

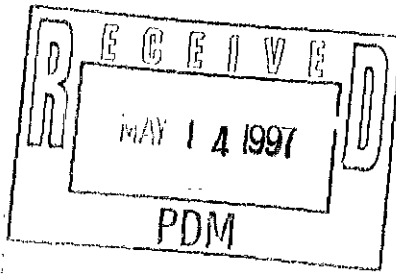
FROM: John L. Lewis
Planner II
Zoning Review, PDM

SUBJECT: Item #432
926 Winsap Court

Applicant did not have photos. Advised that they must be received within 2 weeks of this filing date for inclusion into 97-432-A.

JLL:scj

5/14/97
as
BS



97-2309

5-10-97

Mr. Jablon,

I would like to retract a request for hearing for a Zoning Variance for Case #97-432.

This neighbor has assured me the variance is in the back and side of his property and not the front of his property.

Please contact me with your answer.

Apologies for any inconveniences this has caused.

Brenda Hauney
914 Wincap Ct.
Baltimore, MD 21227
(H) 410-247-9718
(W) 410-584-7700

A32

3/3/97

Hi neighbors,

We live on your right side (926 Winsap Ct.). We want to tear down our old wooden fence and put up a new one. The county says we need to get your permission in writing to do this, because the rear fence borders on your (R) front lawn. It would be the same size as the one there now, only better looking.

This does not involve your fence or any cost to you.

Thanks. Come around and knock on the door when you're free, or call

Pat and Craig Stone

536-0218

432

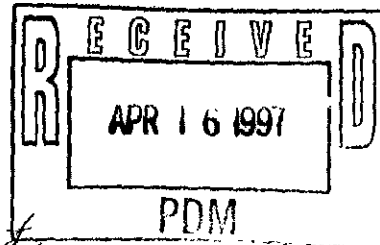
The undersigned has agreed to allow a new 6 ft. wooden fence to replace one already in place, along rear of yard, 926 Winsap Court. It runs next to the right front yard of property known as 2956 Freeway.

Signed: Owner Joyce L. Wolff
Co-owner Dore Wolff

4/16/97
8

97-1716
926 Wm. S. Court
Baltimore, Md. 21227
April 14, 1997

Gwen Stephens
Room 111



Re: Case # 97-432

Enclosed are 2 snapshots.

Privacy is the primary concern. We have had problems with children climbing the $3\frac{1}{2}$ ft. fence. This poses a danger to their safety, since several have climbed onto the storage shed with the potential of falling and hurting themselves on our property.

At the point of variance is a sidewalk on which many people walk by many times each day. If they choose, they can easily see into the yard.

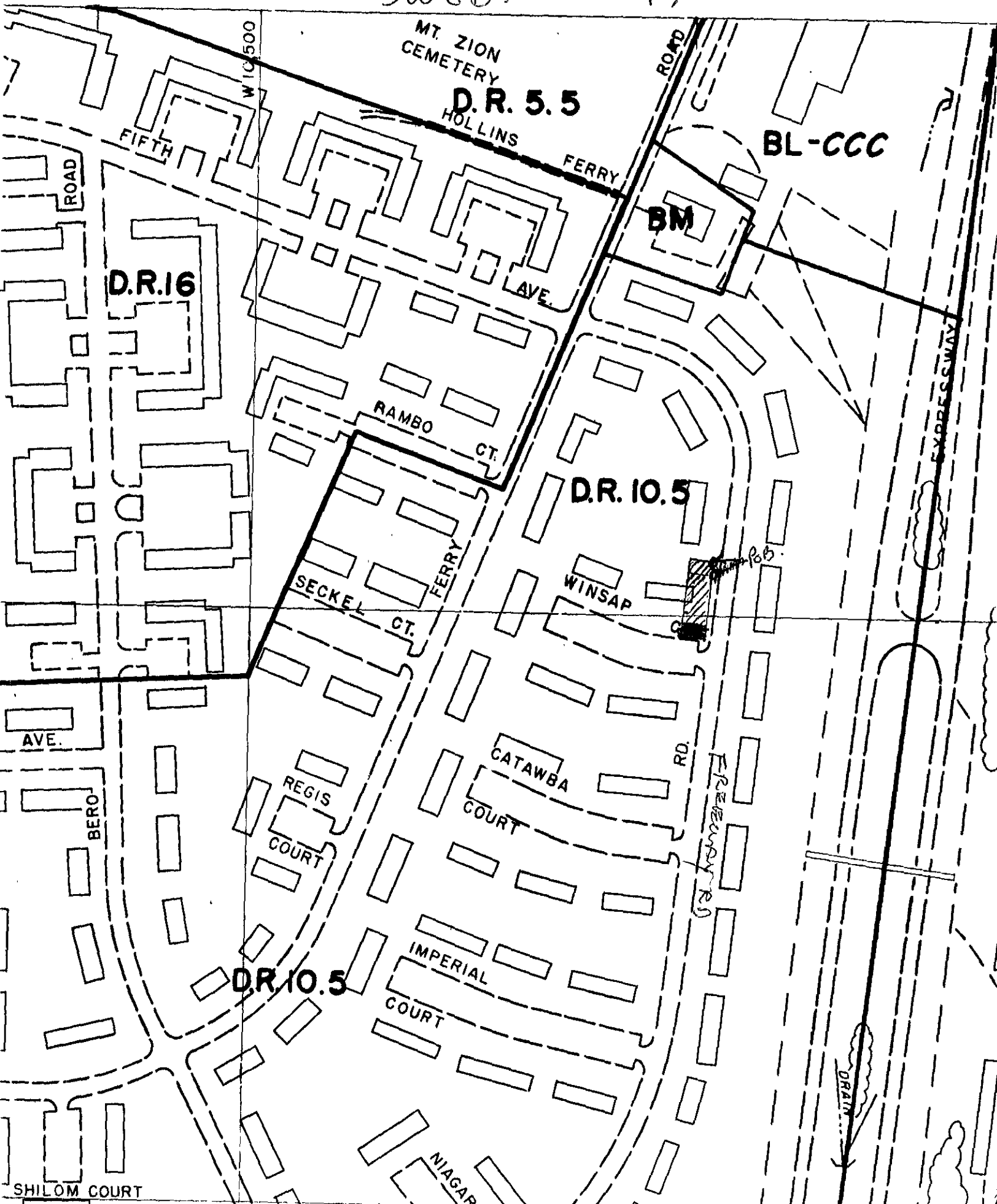
The neighbors already have stated in writing they have no problem with 6 feet. Furthermore, the present fence of 6 ft. along the back has been up for years.

Thank you,
Austin C. Stone



SW 6 B.

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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'	MONUMENTAL BALTIMORE HIGHLANDS	S.W. 6-B
DATE OF PHOTOGRAPHY JANUARY 1986		

