

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
S/S Beaverbank Circle, 239 ft.
+/- from c/l Cromwell Bridge Rd.
905 Beaverbank Circle
9th Election District
4th Councilmanic District
Andrew E. Ryan, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-463-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Andrew E. Ryan and Nancy C. Ryan, his wife, for that property known as 905 Beaverbank Circle in the Cromwell Valley subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 11 ft. and combined sum of side yards of 21 ft., in lieu of the required 15 ft. and 25 ft., respectively, 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

ORDER FILED FOR FILING

Date

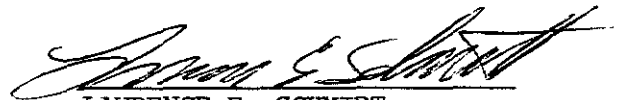
By

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 22nd day of May 1997 that the Petition for a Zoning Variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 11 ft. and a combined sum of side yards of 21 ft., in lieu of the required 15 ft. and 25 ft., respectively, 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:mmm

Ordination: 5/22/97
Date: 5/22/97
By: M. Spahr



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 905 Beaverbank Circle
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) 1802.3.B; 8C2R, TO PERMIT

A SIDEYARD SETBACK OF 11ft. AND COMBINED SUM OF SIDE-
YARDS OF 21ft. IN LIEU OF THE REQUIRED 15ft. AND
25ft. FOR AN ADDITION.

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

The irregular shape of our property makes it virtually impossible to construct a practical and attractive attached garage addition. The severe property angle on the west side of our home would cause us to build a triangular shaped garage or none at all, unless a four (4) foot variance is granted.

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

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

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

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)

Andrew E. Ryan

(Type or Print Name)

Signature

Nancy C. Ryan

(Type or Print Name)

Signature

905 Beaverbank Circle 410-583-1899

Address

Phone No

Towson

MD

21286

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Andrew E. Ryan

Name

905 Beaverbank Circle

410-583-1899

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: JAM DATE: 4-24-97

ESTIMATED POSTING DATE: 5-4-97

Printed with Soybean Ink
on Recycled Paper

ITEM #: 463

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 905 Beaverbank Circle
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)

Our desire to build an attached garage on the west side of our residence is hampered by the unique shape of our property. It is pie-shaped, having a severe angle on the west side from north to south. We have designed a structure that will meet the 10' set back requirement. The south east tip of our home comes within 11' of the east property line which causes a 14' set back on the west side.

Our designed plan is to construct an attractive brick and frame garage with a 16'8" front, projecting south 17'8" to meet the 10' set back, then step in 48" to the east and continue south an additional 12' to the end of the garage. All of the structure will remain within the 10' set back.

A four (4) foot variance is required for us to build a practical, attractive and usable garage.

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.

Andrew E. Ryan
(signature)
Andrew E. Ryan
(type or print name)



Nancy C. Ryan
(signature)
Nancy C. Ryan
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of April, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Andrew E. Ryan and Nancy C. Ryan

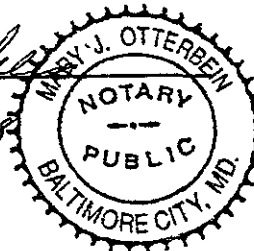
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

4/17/97
date

Mary J. Otterbein
NOTARY PUBLIC

My Commission Expires: 8/10/98



Affidavit in support of Administrative Variance

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

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That the Affiant(s) does/do presently reside at 905 Beaverbank Circle

address

Towson

City

MD

State

21286

Zip Code

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Andrew E. Ryan

(signature)

Andrew E. Ryan

(type or print name)



Nancy C. Ryan

(signature)

Nancy C. Ryan

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of April, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Andrew E. Ryan and Nancy C. Ryan

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(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.

4/17/97

day

Mary J. Otterbein

NOTARY PUBLIC

My Commission Expires: 8/10/98





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 905 Beaverbank Circle
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) 1302.3.B; BC 2R TO PERMIT A SIDEYARD SETBACK OF 11 FT AND COMBINED SUM OF SIDEYARDS OF 21 FT IN LIEU OF THE REQUIRED 15 FT AND 25 FT FOR AN ADDITION.

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

The irregular shape of our property makes it virtually impossible to construct a practical and attractive attached garage addition. The severe property angle on the west side of our home would cause us to build a triangular shaped garage or none at all, unless a four (4) foot variance is granted.

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

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

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

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)

Andrew E. Ryan

(Type or Print Name)

Signature

Nancy C. Ryan

(Type or Print Name)

Signature

905 Beaverbank Circle 410-583-1899

Address

Phone No.

Towson

MD

21286

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Andrew E. Ryan

Name

905 Beaverbank Circle 410-583-1899

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: JAM

DATE: 4-22-97

ESTIMATED POSTING DATE 5-4-97

Printed with Soybean Ink
on Recycled Paper

ITEM #: 463

ZONING DESCRIPTION FOR 905 Beaverbank Circle

Beginning at a point on the South side of Beaverbank Circle which is 50 feet wide at the distance of 239.31 feet Northeast corner of the centerline of the nearest improved intersecting street, Cromwell Bridge Road, which is 60 feet wide.

Being Lot #3, Block C, Section South II in the subdivision of Cromwell Valley as recorded in Baltimore County Plat Book #24, Folio #5, containing 10,092 square feet.

Also known as 905 Beaverbank Circle and located in the 9th Election District, 10th Councilmanic District.

46³

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

463 No. 021620
97-463

DATE 10-12-97 ACCOUNT REC 6150

AMOUNT \$ 30.00

RECEIVED FROM: (010)

FOR: VALIDATION OR SIGNATURE OF CASHIER Jean

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CERTIFICATE OF POSTING

ADMIN. VAR.

RE: Case No.: 97-463-A

Petitioner/Developer: RYAN, ETAL

Date of Hearing/Closing: 5/19/97

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 # 905 BEAVERBANK CIR.

The sign(s) were posted on FXD 5/3/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 5/7/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Pager (410)

754-8571



BEAVERBANK

5/19/97

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than * 5-4-97

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

ZONING NOTICE**ADMINISTRATIVE
VARIANCE****Case No.:** 97-463-A

A VARIANCE TO PERMIT A SIDEYARD SETBACK
of 11 ft. IN LIEU of The REQUIRED 15 ft. AND
A sum of SIDE YARDS of 21 ft. IN LIEU
of The REQUIRED 25 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**

*

5-19-97

**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/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.: 463

Petitioner: ANDREW E. RYAN

Location: 905 BEAVERBANK CIRCLE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: ANDREW E. RYAN

ADDRESS: 905 BEAVERBANK CIRCLE

TOWSON, MD 21286

PHONE NUMBER: 410-583-1899

AJ:ggs

(Revised 09/24/96)

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

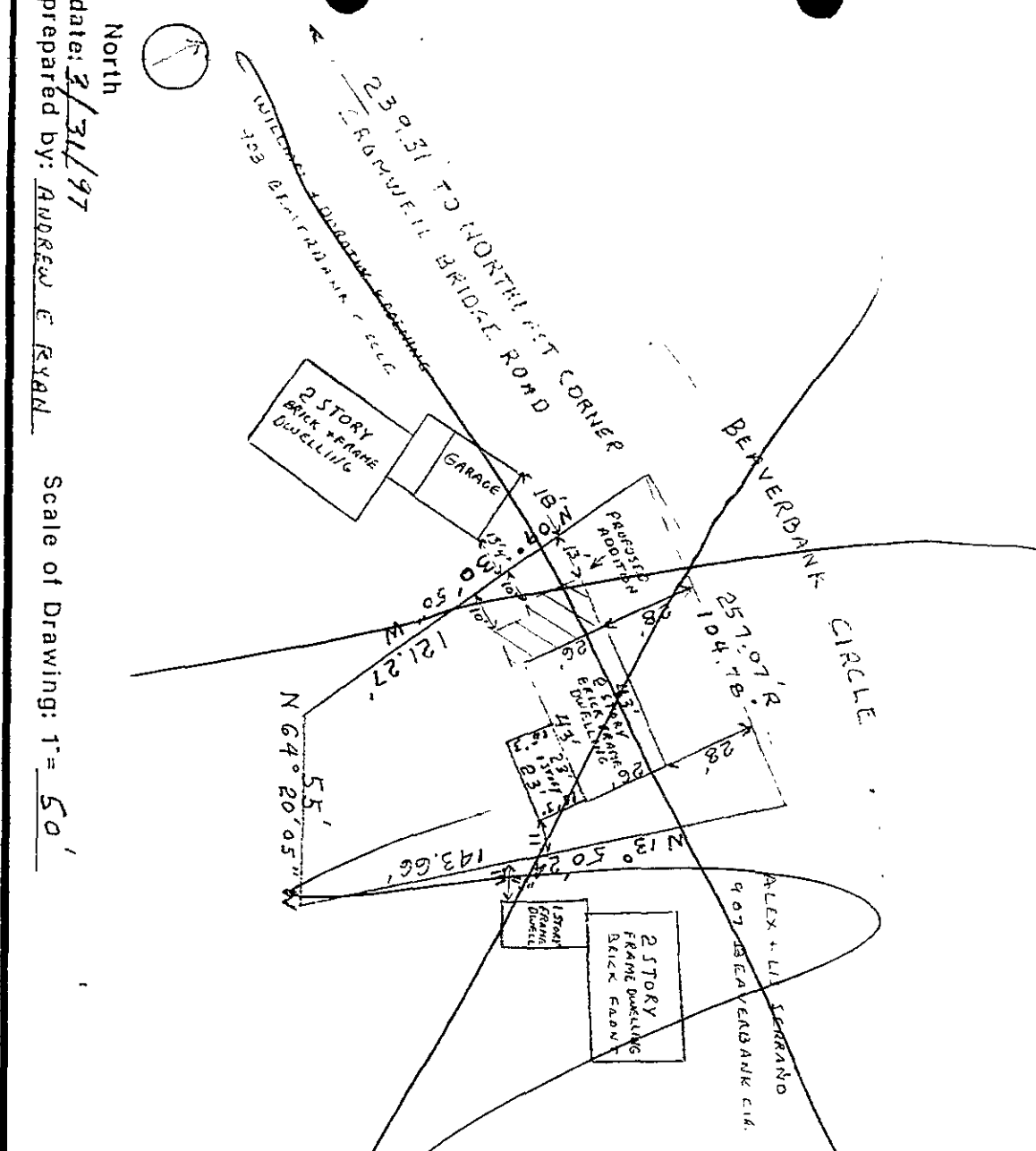
PROPERTY ADDRESS: 905 BEAVERBANK CIRCLE

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

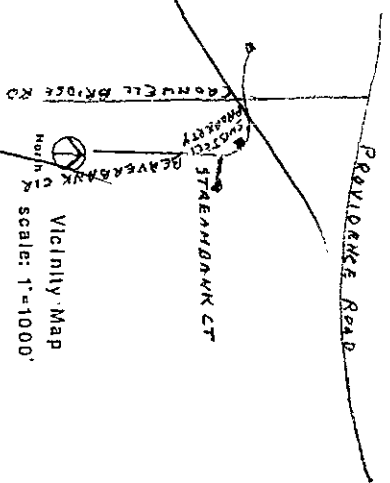
Subdivision name: CRAMWELL VALLEY

Plat book # 24, folio # 5, lot # 3, section # SOUTH II

OWNER: ANDREW E RYAN



North
date: 3/31/97
prepared by: ANDREW E RYAN
Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 9

Councilmanic District: 10

1"=200' scale map: NE 10-B

Zoning: DR 3.5

Lot size: 2.3 acreage 10092 square feet

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

Zoning Office USE ONLY

reviewed by: ITEM #: CASE#:

ABOUT YOUR ADMINISTRATIVE VARIANCE

*Spoke w/
Mr Ryan
5/2*

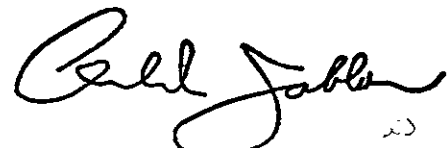
Case Number: 97-463-A
905 Beaverbank Circle
S/S Beaverbank Circle, 239' +/- from centerline (NE) Cromwell Bridge Road
Legal Owner(s): Andrew E. & Nancy C. Ryan
Post by Date: ~~May 12, 1997~~ 4/1/997
Closing Date: ~~May 27, 1997~~ 19/1/997



Contact made with this office regarding the status of this case should reference the case number and be directed to 410-887-3391. 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 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 with 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

scj

c: Andrew E. & Nancy C. Ryan



Baltimore County
Department of Permits and
Development Management

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

May 16, 1997

Mr. and Mrs. Andrew Ryan
905 Beaverbank Circle
Towson, MD 21286

RE: Item No.: 463
Case No.: 97-463-A
Petitioner: Andrew Ryan, et ux

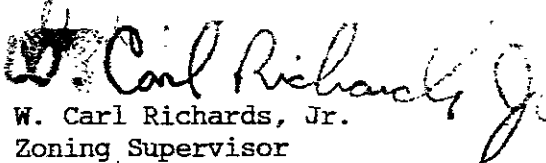
Dear Mr. and Mrs. Ryan:

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 21, 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,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 7, 1997

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 No. 445, 463, 473, 474, 476, 477, 482, 484, 487

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495

Prepared by:

Jeffrey W. Long

Division Chief:

Caryl L. Kerns

AFK/JL

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

TO: PDM

DATE: 5/10/97

FROM: R. Bruce Seeley - RBS/9P
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: May 5, 97

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

Item #'s:

463

486

464

481

471

482

472

483

473

485

474

487

475

476

478

RBS:sp

BRUCE2/DEPRM/TXTSBP

Baltimore County Government
Fire Department



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

(410) 887-4500

May 8, 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 May 5, 1997

Item No.: SEE BELOW

Zoning Agenda:

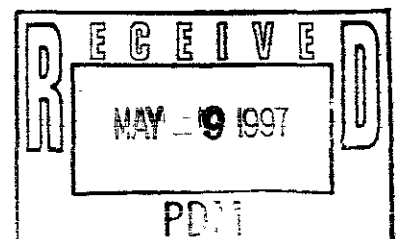
Gentlemen:

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.

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

463, 471, 472, 474, 475, 476, 477, 478, 479, 480, 481,
482, 484, and 487.

REVIEWER: LT. ROBERT P. SQUERWALD
Fire Marshal Office, PHONE 367-4861, 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 5-6-97
Item No. 463 JCM

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact 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

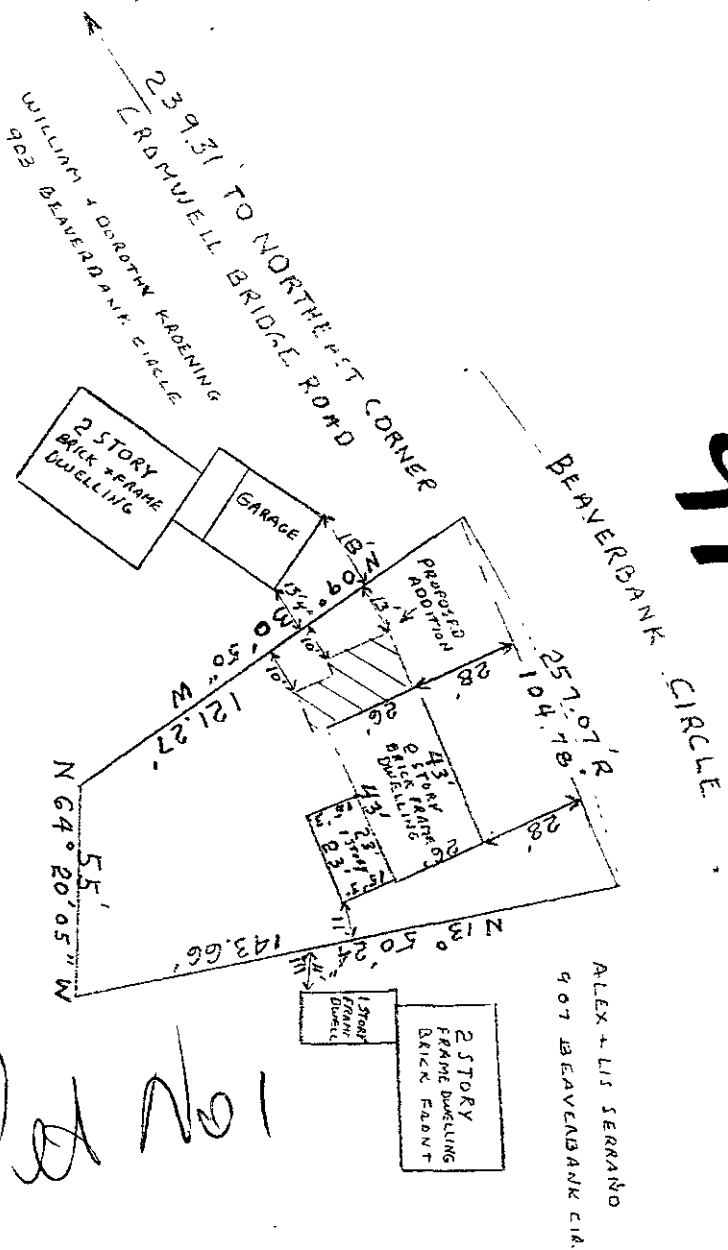
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Special Hearing

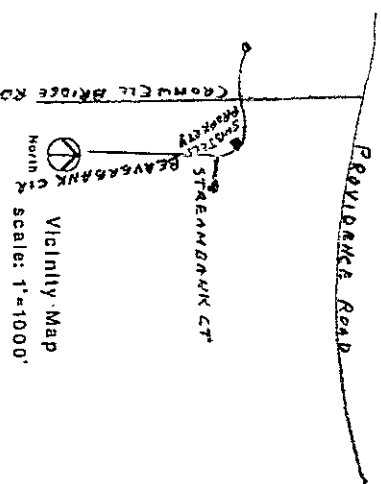
see pages 5 & 6 of the CHECKLIST for additional results for

OWNER: ANDREW E RYAN

Scale of Drawing: 1" = 50'



Ref No 1



LOCATION INFORMATION

Election District: 9

Councilmanic District: 10

1"=200' scale map#: **NE 10-B**

Zoning: D.R 3.5

Lot size: 23 10092

public ☒ private ☐

WATER: ☒ ☐

Chesapeake Bay Clipped Area

Prior Zoning Hearings

None

Zoning Office USE ONLY

reviewed by:	ITEM #:	CASE#:
--------------	---------	--------

SCM	463
-----	-----



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

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ARNOLD JABLON, DIRECTOR

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Item No.: _____

Petitioner: ANDREW E. RYAN

Location: 905 BEAVERBANK CIRCLE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: ANDREW E. RYAN

ADDRESS: 905 BEAVERBANK CIRCLE

TOWSON, MD 21206

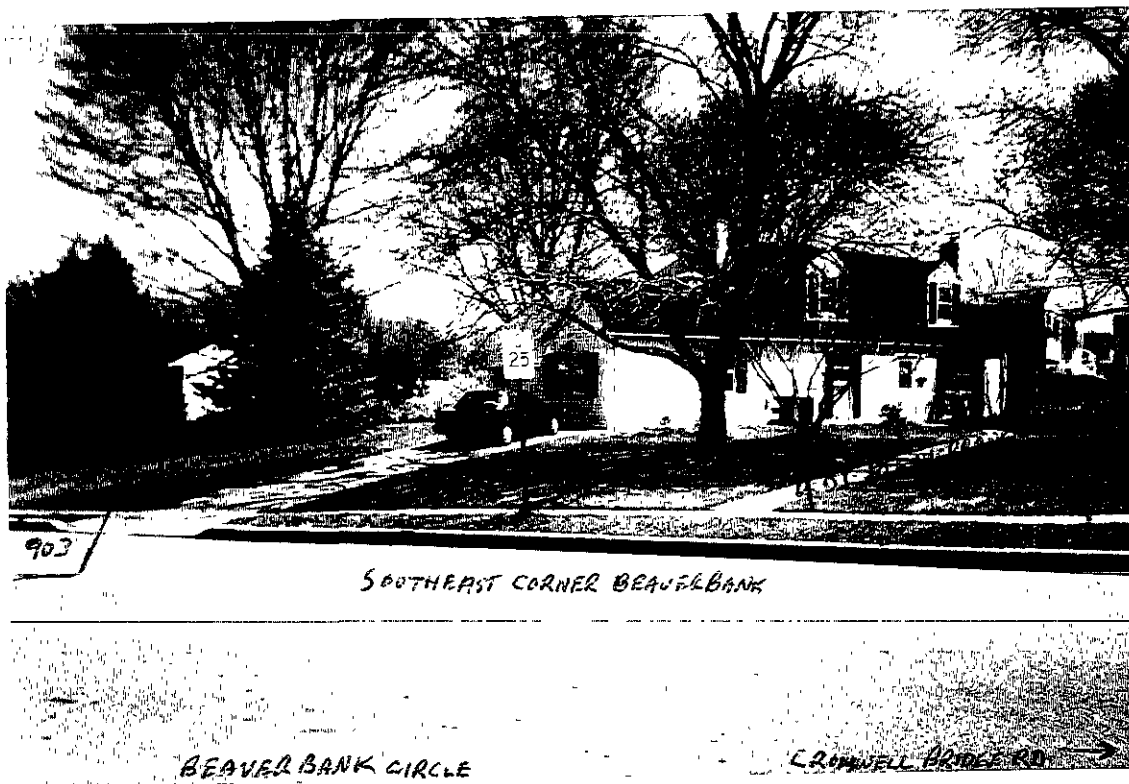
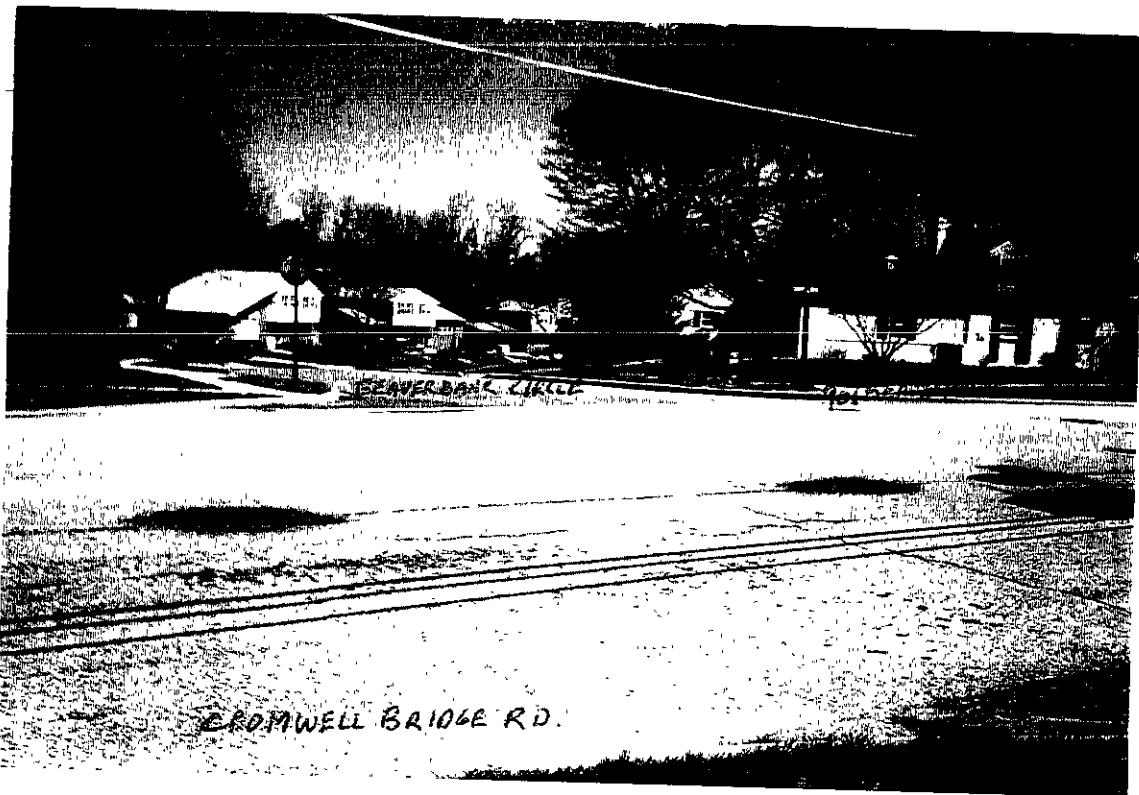
PHONE NUMBER: 410-583-1899

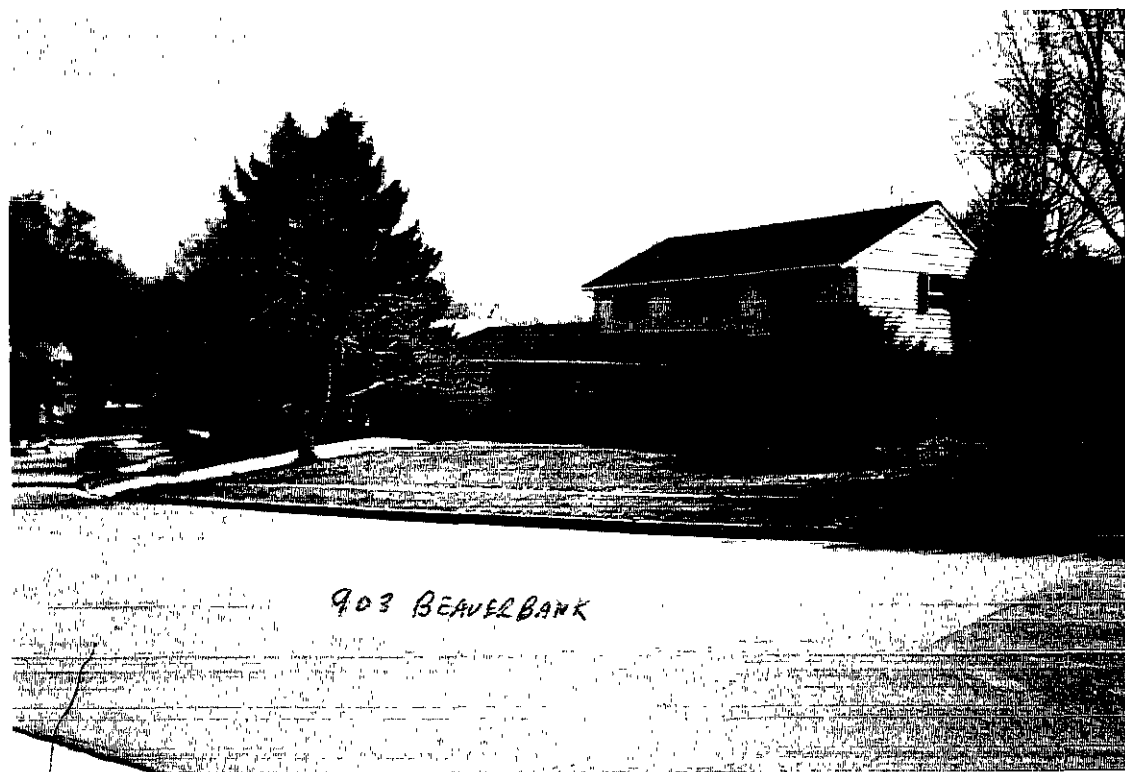
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(Revised 09/24/96)

97-463







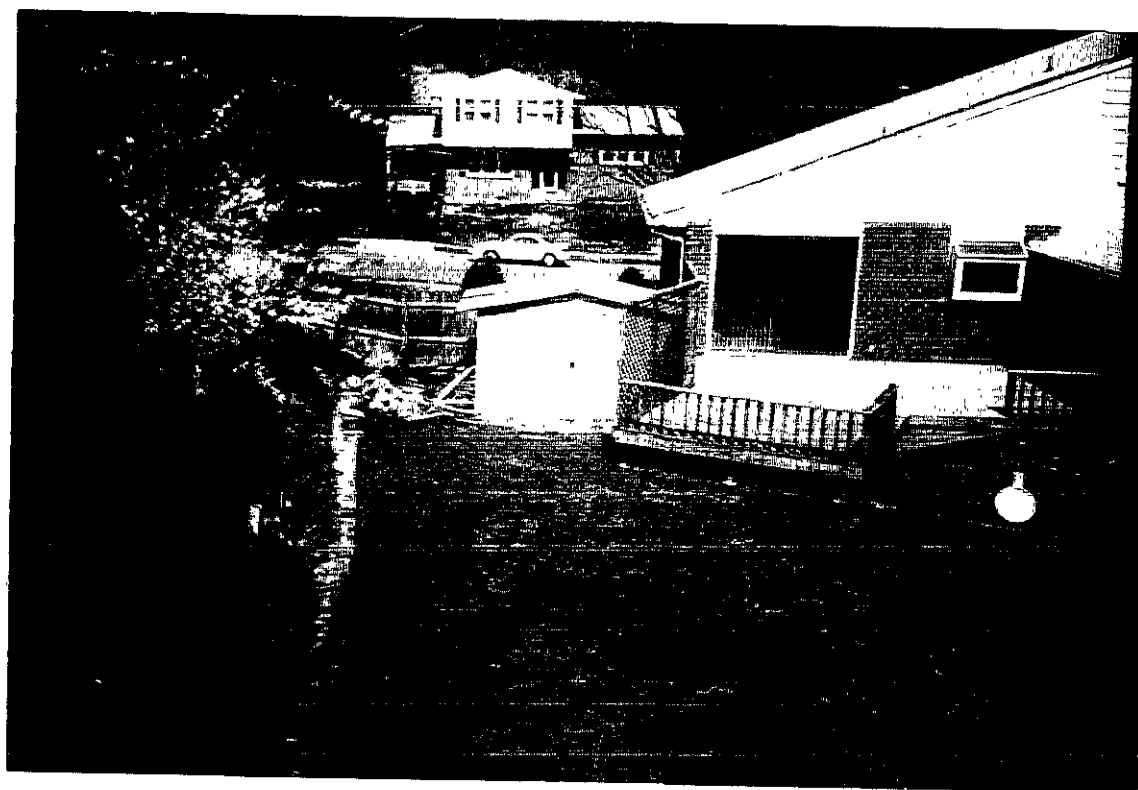


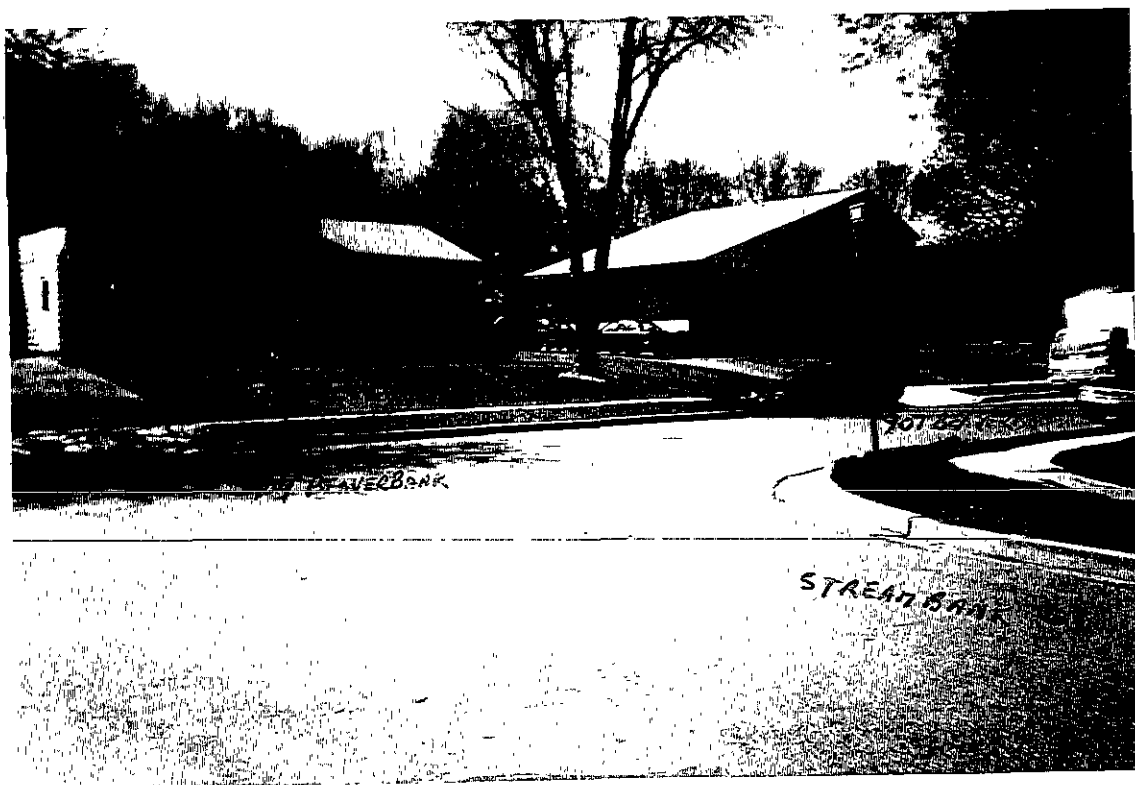


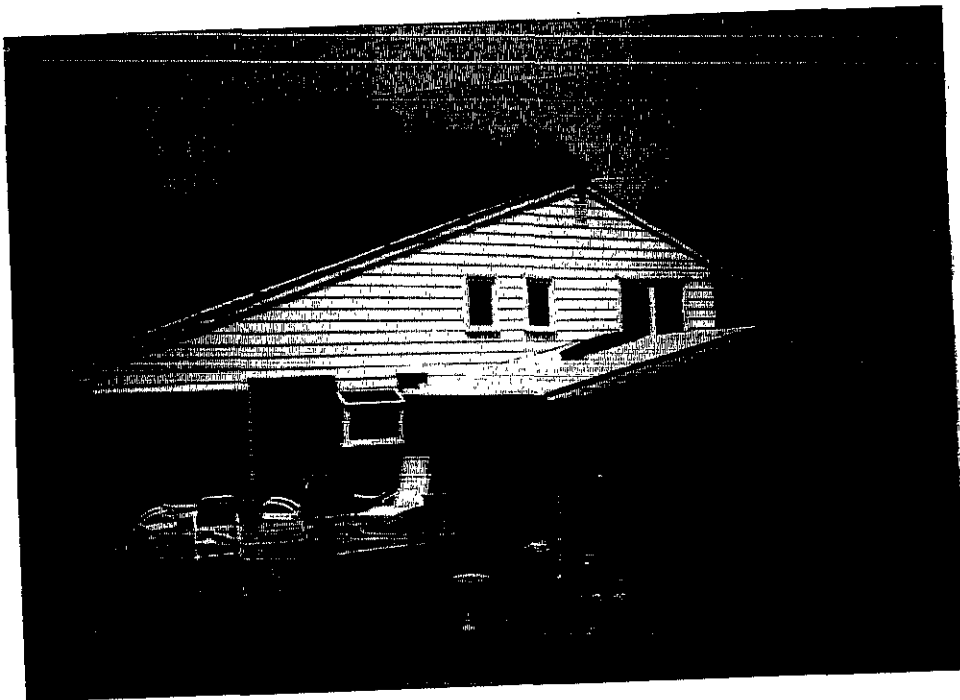


905 BEAVERBANK





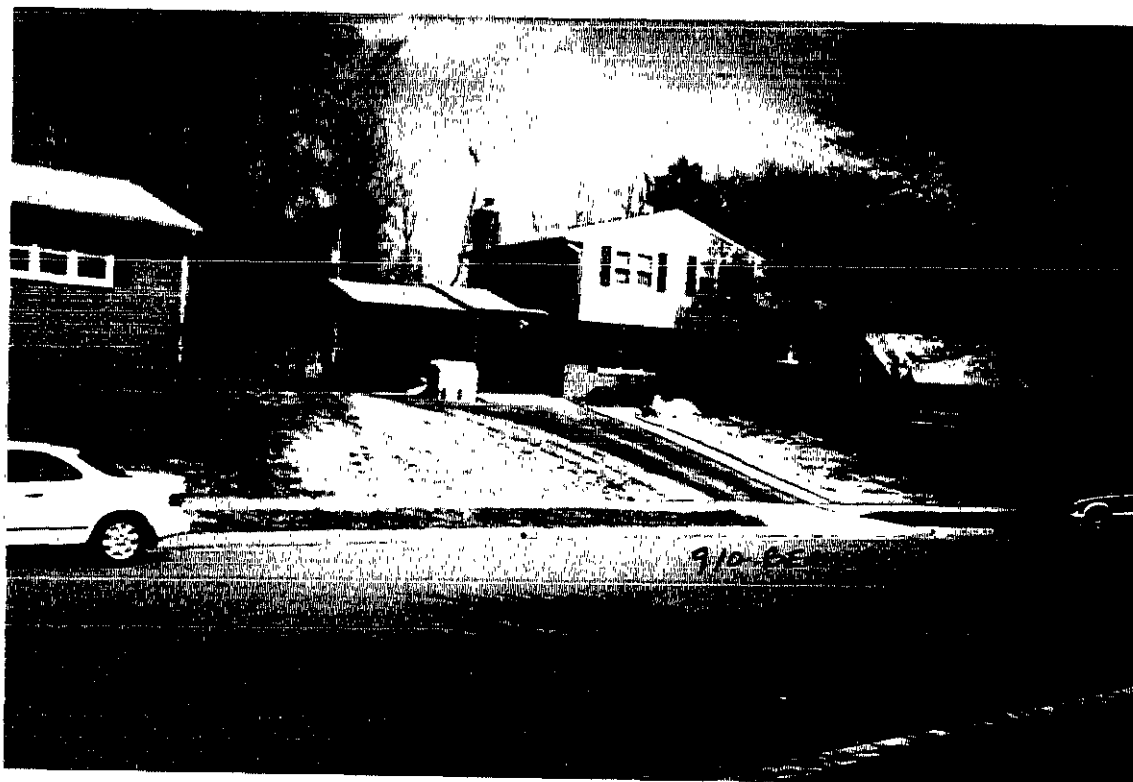


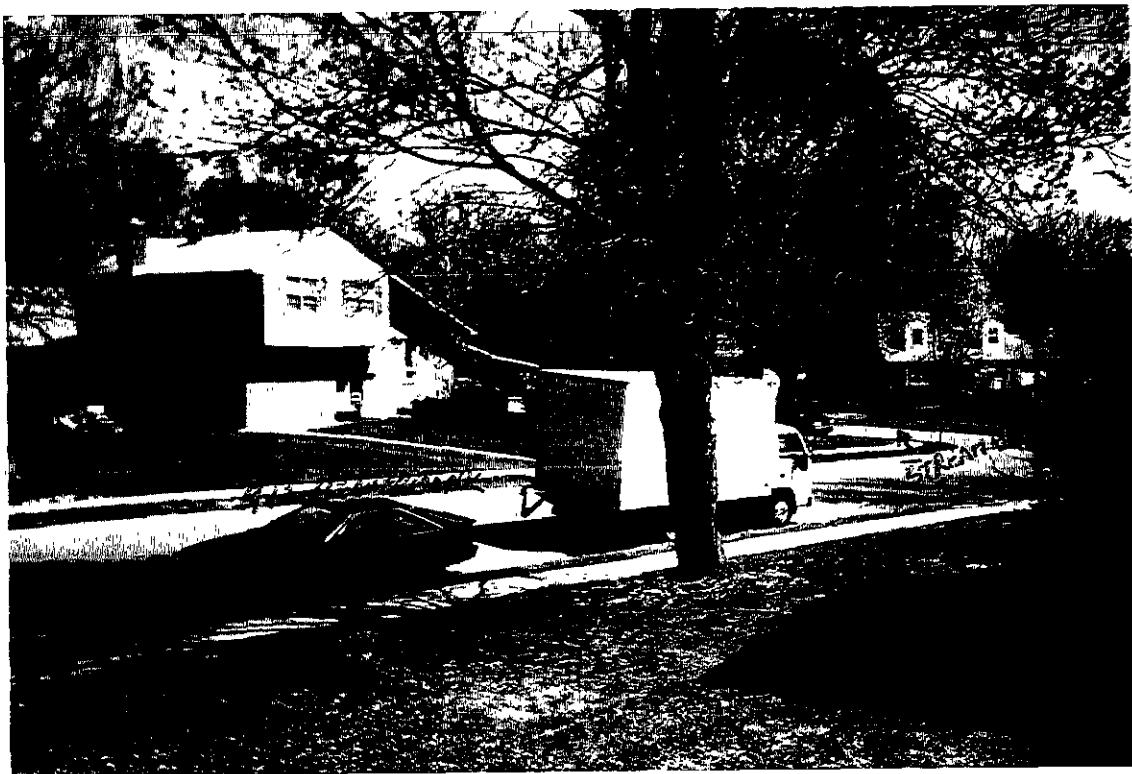














BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'	EUDOWOOD TOWSON ESTATES TOWSON HEIGHTS	N.E. 10-B
DATE OF PHOTOGRAPHY JANUARY 1966		

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MARTINSBURG, W. V. 25401

