

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
 S/S Putty Hill Road, 890 ft.  
 W of c/l Perring Parkway \* ZONING COMMISSIONER  
 1917 Putty Hill Road  
 9th Election District \* OF BALTIMORE COUNTY  
 4th Councilmanic District  
 Janet L. Hughes, Petitioner \* Case No. 97-578-A  
 \* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 1917 Putty Hill Road in Parkville. The Petition was filed by Janet L. Hughes, property owner. Variance relief is requested from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit a pool in the side yard in lieu of the required rear yard and within 1 ft. of the property line in lieu of the required 2.5 ft. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case was Janet L. Hughes, property owner/Petitioner. There were no Protestants present.

The requested variance was originally filed as an Administrative Variance, pursuant to Section 26-127 of the Baltimore County Code. That section permits the Zoning Commissioner to grant variance relief without public hearing in certain cases for an owner occupied residential property. This property is, owner occupied, residential in character, and zoned D.R.5.5. The property is approximately .16 acres in area and improved with a split level brick and siding dwelling. However, this case was set in for public hearing following a review of the request by Timothy M. Kotroco, Deputy Zoning Commissioner.

The subject of the variance request is an above ground swimming pool. The pool is a children's pool, less than 10 ft. in dimension and was purchased by Mrs. Hughes in the summer of 1996. As shown in several

ORDER RECEIVED FOR FILING  
 Date 9/11/97  
 By M. G. [Signature]

photographs submitted at the hearing, the pool was presently located in the side yard, immediately next to the dwelling. The pool is buffered by shrubbery and bushes which shield it from the front yard and a fence which shields it from the neighbor's dwelling. In fact, a letter from the most effected neighbor, Kimberly Morseberger, voicing no objection to the location of the pool, was submitted at the hearing.

Additional testimony and evidence offered at the hearing was that the pool's location was necessitated due to the unique character of the property. Specifically, the rear of the lot is quite small and is sloped and inappropriate for the pool's location. As the photographs demonstrate, the side yard is an appropriate location as the pool fits in between the subject dwelling and a side fence and is not obtrusive.

Based upon the testimony and evidence offered, all of which is uncontradicted, I am persuaded that the relief should be granted. In my judgment, the Petitioner has satisfied the requirements of Section 307 of the BCZR, which govern the consideration of zoning variances. Thus, the relief shall be granted.


Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11<sup>th</sup> day of September 1997, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit a pool in the side yard, in lieu of the required rear yard, and within 1 ft. of the property line, in lieu of the required 2.5 ft., be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason,

OFFICE OF THE ZONING COMMISSIONER  
DATE: 9/11/97  
BY: M. Spork

this Order is reversed, the Petitioner 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/mm

ORDER RECEIVED FOR FILING  
Date 9/11/97  
By M. Grant



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

September 11, 1997

Mrs. Janet L. Hughes  
1917 Putty Hill Road  
Baltimore, Maryland 21234

RE: Petition for Variance  
Case No. 97-578-A  
Property: 1917 Putty Hill Road

Dear Mrs. Hughes:

Enclosed please find the decision rendered in the above captioned case. The Petition for 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 dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.





# Petition for Administrative Variance

99-578-A

## to the Zoning Commissioner of Baltimore County

for the property located at 1917 PUTTY HILL Rd.

which is presently zoned DR.5.5

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) 400.1; BCZR, TO PERMIT A

POOL IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR. WITHIN ONE ft. of THE PROPERTY LINE IN LIEU OF THE REQUIRED 25'

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

SEE REVERSE

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

Janet L. Hughes

JANET L. HUGHES

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

Signature

(Type or Print Name)

Address

966-4139

1917 PUTTY HILL Rd.

668-4538

Phone No

Signature

BALTIMORE, Md.

21234

City State Zipcode

Name Address and phone number of representative to be contacted

Address

Phone No.

Name

SAME

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 Jam

DATE

6-20-97



Printed with Soybean Ink on Recycled Paper

ITEM #:

578

ESTIMATED POSTING DATE.

6-29-97

# 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 1917 PATTY HILL Rd.  
address  
BALTIMORE, Md. 21234  
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)

A HARDSHIP OF TOPOGRAPHY IF VARIANCE IS DENIED. SIDE YARD IS ONLY LEVEL AREA FOR POOL, AS REAR YARD IS SLOPED.

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.

Janet L. Hughes  
(signature)  
JANET L. HUGHES  
(type or print name)



\_\_\_\_\_  
(signature)  
\_\_\_\_\_  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20 day of June, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Janet L. Hughes

the Affiant(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.

June 20, 1997

date

[Signature]  
NOTARY PUBLIC

My Commission Expires:

September 1, 1999

# 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 1917 PATTY HILL Rd.  
address  
BALTIMORE, Md. 21234  
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)

A HARDSHIP OF TOPOGRAPHY IF VARIANCE IS DENIED. SIDE YARD IS ONLY LEVEL AREA FOR POOL, AS REAR YARD IS SLOPED.

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.

Janet L. Hughes  
(signature)  
JANET L. HUGHES  
(type or print name)



\_\_\_\_\_  
(signature)  
\_\_\_\_\_  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of June, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Janet L. Hughes

the Affiant(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.

June 25, 1997  
date

[Signature]  
NOTARY PUBLIC  
My Commission Expires September 1, 1999



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 1917 PUTTY HILL Rd.  
which is presently zoned DR.55

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) 400.1; BCZR, TO PERMIT A POOL IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR. WITHIN ONE ft. of THE PROPERTY LINE IN LIEU OF THE REQUIRED 2.5'

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

**SEE REVERSE**

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

*Janet L. Hughes*

**JANET L. HUGHES**

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

1917 PUTTY HILL Rd.

966-4139

668-4538

Address

Phone No

(Type or Print Name)

BALTIMORE, Md.

21234

City

State

Zipcode

Signature

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: JCM

DATE

6-20-97

ESTIMATED POSTING DATE

6-29-97



Printed with Soybean Ink on Recycled Paper

ITEM #

578



ZONING DESCRIPTION

ZONING DESCRIPTION FOR 1917 PUTTY HILL ROAD

Beginning at a point on the SOUTHERLY side of  
PUTTY HILL ROAD which is 70'

wide at the distance of 890' WEST of the

centerline of the nearest improved intersecting street

PERRING PARKWAY as recorded in Baltimore County Plat Book # 8,

Folio # 92 & 93 containing 6966 sq. ft. Also known as

1917 PUTTY HILL ROAD and located in the 9 Election District,

4 Council District.

As recorded in DEED LIBER EHK JR.,  
No. 6538, folio 454.

S 02° 32'53" E 115.81', S 87°27'07" W 59',  
N 02° 32'53" W 120.31' to the point of beginning.

5700

# CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Aug. 14, 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 Aug. 14, 1997.

THE JEFFERSONIAN,

*A. Henrichson*

LEGAL AD. - TOWSON

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #97-578-A  
1917 Pully Hill Road  
S/S Pully Hill Road, 1997 NW of

of Perring Parkway  
9th Election District  
4th Councilmanic  
Legal Owner(s)  
Janet L. Hughes

Variance: to permit a sign in the side yard in lieu of the required rear within one foot of the property line in lieu of the required 2.5 feet.

Hearing: Wednesday, September 3, 1997 at 9:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391

8/150 Aug 14 C165289

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

578

No.

038198

DATE 6-20-97 ACCOUNT R001-6150

AMOUNT \$ 50.00

RECEIVED FROM:

J. HUGHES 1917 PATTY Hill Rd.

FOR: (010) Ad. VAR.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

JCM

PAID RECEIPT

PROCESS ACTUAL TIME  
6/20/1997 6/20/1997 14:46:46

REG. NO. CASHIER BTRY BXT DRAWER

MISCELLANEOUS CASH RECEIPT

Receipt # 012090

CR NO. 038198

\$50.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

**CERTIFICATE OF POSTING**

RE: Case # 97-578-A

Petitioner/Developer:  
(Janet Hughes)

Date of ~~Hearing/Closing~~: HEARING  
(9-3-1997)

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21284

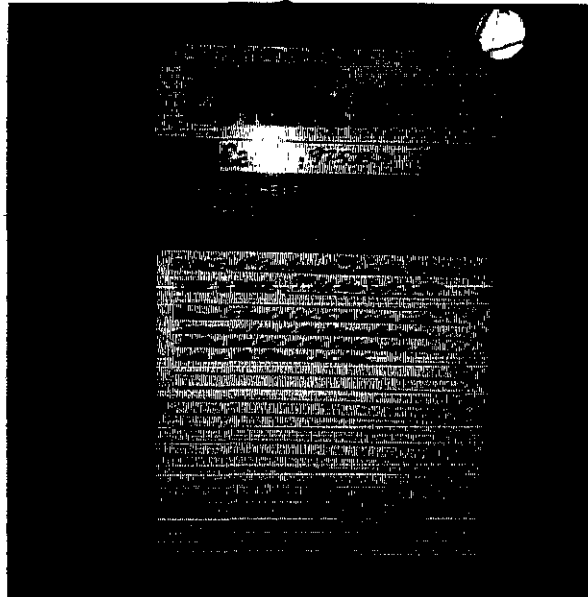
Attention: Ms. Gwendolyn Stephens

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 \_\_\_\_\_

1917 Putty Hill Ave. Baltimore, Maryland 21234 \_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ Aug 19, 1997 \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

Thomas P. Ogle, Sr. 8/19/97  
(Signature of Sign Poster & Date)

\_\_\_\_\_  
Thomas P. Ogle, Sr.  
(Printed Name)

\_\_\_\_\_  
325 Nicholson Road  
(Address)

\_\_\_\_\_  
Baltimore, Maryland 21221

\_\_\_\_\_  
(410)-687-8405  
(Telephone Number)

97-578-A

47578-A

**CERTIFICATE OF POSTING**

RE: Case # 97-578-A

Petitioner/Developer:  
(Janet Hughes)

Date of Posting/Closing:  
(July 14, 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 \_\_\_\_\_  
1917 Putty Hill Ave. Baltimore, Maryland 21234 \_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ Jun. 27, 1997 \_\_\_\_\_  
(Month, Day, Year)

Sincerely,

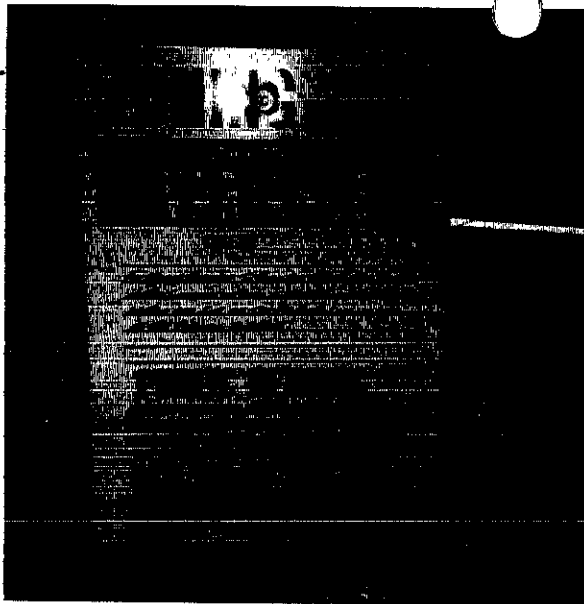
\_\_\_\_\_  
(Signature of Sign Poster & Date)

\_\_\_\_\_  
Thomas P. Ogle, Sr.  
(Printed Name)

\_\_\_\_\_  
325 Nicholson Road  
(Address)

\_\_\_\_\_  
Baltimore, Maryland 21221 \_\_\_\_\_

\_\_\_\_\_  
(410)-687-8405  
(Telephone Number)



97-578-A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than \* 6-29-97

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

# ZONING NOTICE

## ADMINISTRATIVE VARIANCE

Case No.: 97-578-A

AN ADMINISTRATIVE VARIANCE TO PERMIT A  
POOL TO BE LOCATED IN THE SIDERYARD IN  
LIEU OF THE REQUIRED REARYARD, WITHIN ONEFT.  
OF THE PROPERTY LINE IN LIEU OF THE REQUIRED 2.5'

### 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

\* 7-14-97

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 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 [REDACTED] advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

*this*

PAYMENT WILL BE MADE AS FOLLOWS:

[REDACTED]

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

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

\_\_\_\_\_  
 ARNOLD JABLON, DIRECTOR

-----  
 For newspaper advertising:

Item No.: 578 Petitioner: JANET L. HUGHES

Location: 1917 PUTTY HILL Rd. BALTIMORE, Md. 21234

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JANET HUGHES

ADDRESS: 1917 PUTTY HILL AVE. BALTIMORE, Md. 21234

PHONE NUMBER: 410 668-4538

# Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: \_\_\_\_\_

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

Subdivision name: \_\_\_\_\_

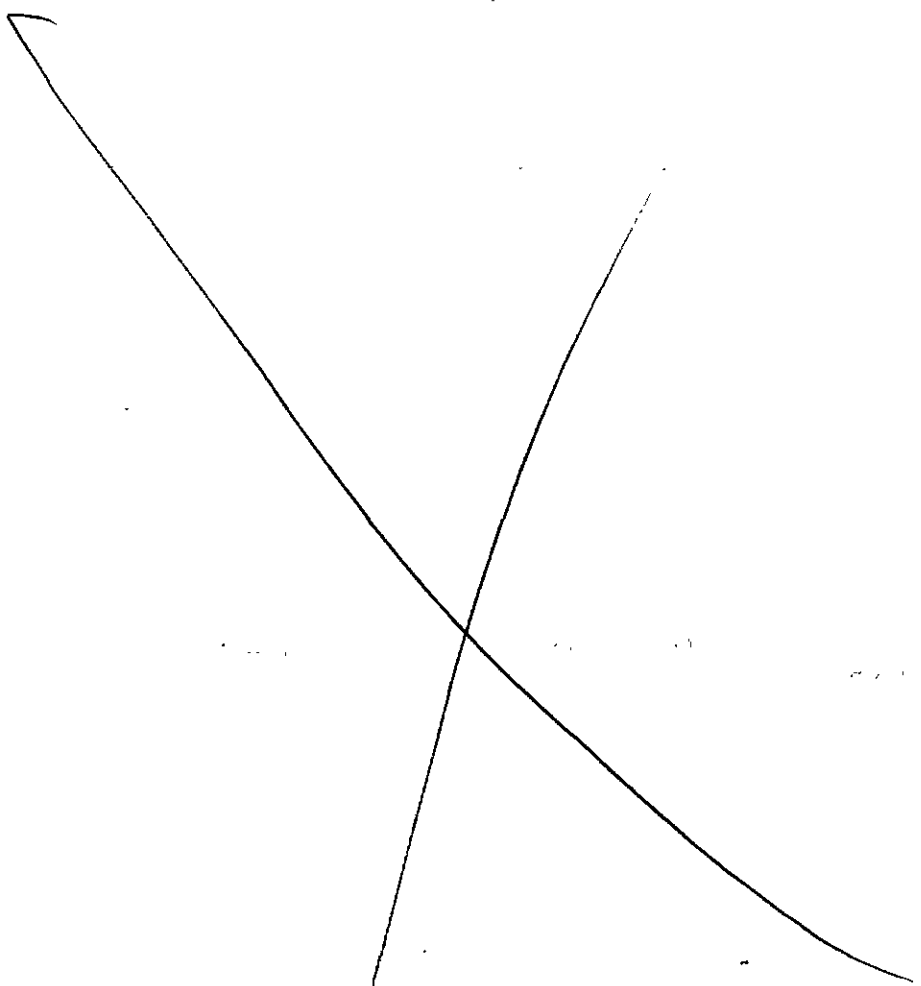
plat book # \_\_\_\_\_, folio # \_\_\_\_\_, lot # \_\_\_\_\_, section # \_\_\_\_\_


OWNER: \_\_\_\_\_



North

date: \_\_\_\_\_  
prepared by: \_\_\_\_\_  
Scale of Drawing: 1" = \_\_\_\_\_



 Vicinity Map  
Scale: 1" = 1000'

### LOCATION INFORMATION

Election District: \_\_\_\_\_

Councilmanic District: \_\_\_\_\_

1" = 200' scale map #: \_\_\_\_\_

Zoning: \_\_\_\_\_

Lot size: \_\_\_\_\_  
acres      square feet

public private  
SEWER:    
WATER:    
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

July 2, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-578-A  
1917 Putty Hill Road  
S/S Putty Hill Road, 890' W of c/l Perring Parkway  
9th Election District - 4th Councilmanic  
Legal Owner(s): Janet L. Hughes  
Post by Date: 06/29/97  
Closing Date: 07/14/97

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.

A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon  
Director

cc: Janet L. Hughes



TO: PUTUXENT PUBLISHING COMPANY

~~August 7, 1997~~ Issue - Jeffersonian

AUG 14

Please forward billing to:

Janet L. Hughes  
1917 Putty Hill Avenue  
Baltimore, MD 21234  
410-668-4538

---

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: 97-578-A  
1917 Putty Hill Road  
S/S Putty Hill Road, 890' W of c/l Perring Parkway  
9th Election District - 4th Councilmanic  
Legal Owner(s): Janet L. Hughes

Variance to permit a pool in the side yard in lieu of the required rear within one foot of the property line in lieu of the required 2.5 feet.

HEARING: WEDNESDAY, SEPTEMBER 3, 1997 at 9:00 a.m., Room 407 Courts Building, 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

July 23, 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: 97-578-A  
1917 Putty Hill Road  
S/S Putty Hill Road, 890' W of c/l Perring Parkway  
9th Election District - 4th Councilmanic  
Legal Owner(s): Janet L. Hughes

Variance to permit a pool in the side yard in lieu of the required rear within one foot of the property line in lieu of the required 2.5 feet.

HEARING: WEDNESDAY, SEPTEMBER 3, 1997 at 9:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon  
Director

cc: Janet L. Hughes

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY AUGUST 19, 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.



TO: PUTUXENT PUBLISHING COMPANY  
July 31, 1997 Issue - Jeffersonian

Please forward billing to:

Janet L. Hughes  
1917 Putty Hill Avenue  
Baltimore, MD 21234  
410-668-4538

---

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: 97-578-A  
1917 Putty Hill Road  
S/S Putty Hill Road, 890' W of c/l Perring Parkway  
9th Election District - 4th Councilmanic  
Legal Owner(s): Janet L. Hughes

Variance to permit a pool in the side yard in lieu of the required rear within one foot of the property line in lieu of the required 2.5 feet.

HEARING: THURSDAY, AUGUST 28, 1997 at 11:30 a.m., Room 407 Courts Building, 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

July 23, 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: 97-578-A  
1917 Putty Hill Road  
S/S Putty Hill Road, 890' W of c/l Perring Parkway  
9th Election District - 4th Councilmanic  
Legal Owner(s): Janet L. Hughes

Variance to permit a pool in the side yard in lieu of the required rear within one foot of the property line in lieu of the required 2.5 feet.

HEARING: THURSDAY, AUGUST 28, 1997 at 11:30 a.m., Room 407 Courts Building, 401 Bosley Avenue.

A large, handwritten signature in cursive script, appearing to read "Arnold Jablon", is written over the signature block and extends across the middle of the page.

Arnold Jablon  
Director

cc: Janet L. Hughes

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY AUGUST 13, 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 Government  
Fire Department



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

(410) 887-4500

July 2, 1997

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21286  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JUNE 10, 1997

Item No.: SEE BELOW Zoning Agency:

Comment:

As part of your process, the subject property has been surveyed by Mr. Rubeal and the format which he applicable and required to be corrected incorporated into the final plans for the project.

a. The Fire Marshal's Office has no concerns at this time, IN REFERENCE TO THE FOLLOWING ITEMS:

884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896,

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal's Office, PHONE 307-4221, ME-1105F

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 7.1.97  
Item No. 578 JCM

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US 588 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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,

*R. J. Burns*  
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  
Department of Permits and  
Development Management

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

July 18, 1997

Janet L. Hughes  
1917 Putty Hill Road  
Baltimore, MD 21234

RE: CASE NUMBER: 97-578-A

Dear Petitioners:

It has been determined by the Zoning Commissioner's Office that this matter should be set in for public hearing. 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 posted on the property.

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

Very truly yours,

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

ARNOLD JABLON, DIRECTOR

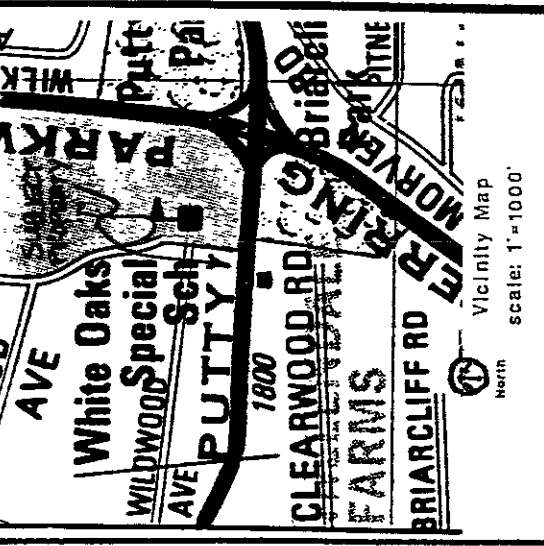
AJ:ggs





# Plat to accompany Petition for Zoning Variance Special Hearing

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



PROPERTY ADDRESS: 1917 PUTTY HILL ROAD

Subdivision name: HILLENDALE FARMS

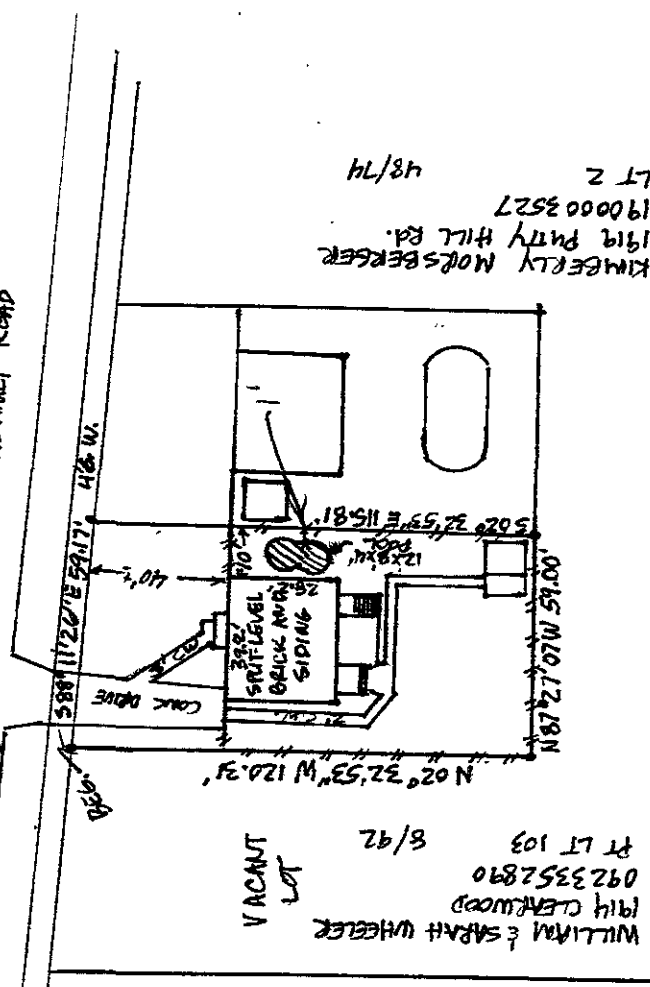
plat book # 8, folio # 92, lot # \_\_\_\_\_, section # \_\_\_\_\_

OWNER: JANET L. HUGHES

*Put No*

PUTTY HILL ROAD  
(70' RW)

EDGE OF 44.2' ASPHALT ROAD



VACANT LOT  
WILLIAM & SARAH WHEELER  
1914 CLEARWOOD  
0923352890  
PT LT 103  
8/92

KIMBERLY MORSEBERGER  
1919 PUTTY HILL RD.  
190003527  
LT 2  
4/8/74

## LOCATION INFORMATION

Election District: 9

Councilmanic District: 4

1"=200' scale map#: NE 90

Zoning: D.R. 5.5

Lot size: 0.160 acreage 6966 square feet

SEWER:  public  private  
WATER:  public  private  
Cheesapeake Bay Critical Area:  YES  NO

Prior Zoning Hearings: NONE

## Zoning Office USE ONLY!

reviewed by: RCW ITEM #: 578 CASE #:

North  
date: 11/1/96  
prepared by: R. Hughes

Scale of Drawing: 1" = 50'

6/20

NOTE TO FILE:

PETITIONER will SUBMIT  
PHOTOGRAPHS BY MAIL ASAP.

Joe

578

6/20/97

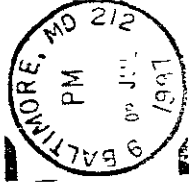
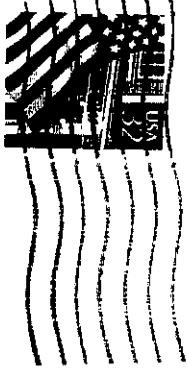
I am aware that my neighbors  
at 1917 Putty Hill Ave. are applying  
for a variance to allow a pool  
at the side of their house, and  
have no objection.

Kimberly Mosberger  
1919 Putty Hill Ave

578



RICHARD A. HUGHES  
1917 PUTTY HILL AVE  
BALTIMORE, MD 21234-384017



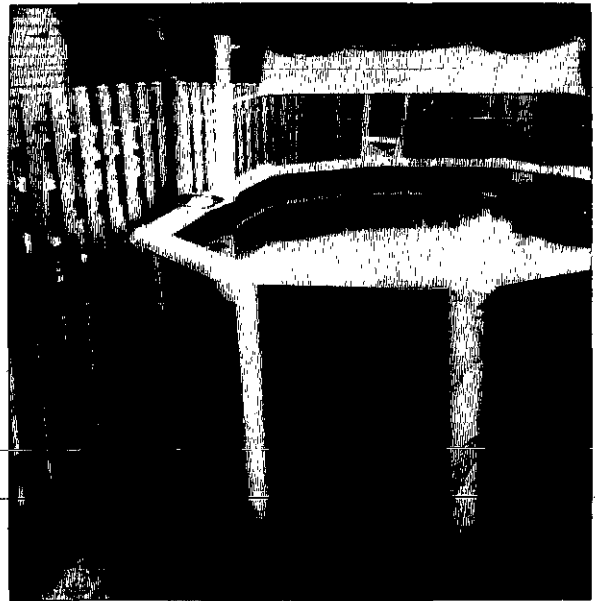
DPDM  
1111 West Chesapeake Ave.  
Room 111  
Towson, Maryland 21204

ATTN: Glenn Stevens





97-578-A



97-578-A

